



2019 Fourth Quarter Venice Real Estate

Presented by Betsy Goldman – RE/MAX Estate Properties

ADDRESS	PRICE SOLD	DATE	BD/BA UNITS	SQUARE FEET	LOT SIZE	YEAR BUILT
Commercial						
1430 Abbot Kinney Blvd.	5,500,000	Oct	Live/Work	3010	2700	2004
1110 Abbot Kinney Blvd.	19,675,000	Oct	Retail	6300	8099	1923
2011 Ocean Front Walk	3,875,000	Dec	Rest./Res.	2248	2520	1959
10+ Unit Buildings						
49 Thornton Ave.	2,000,000	Oct	5	2880	4548	1902
18 Sunset Ave.	3,620,000	Oct	6	4560	3600	1973
300 San Juan Ave.	5,995,000	Oct	15	9936	5867	1922
15 Rose Ave.	10,000,000	Oct	10	10917	9740	1908
16 Thornton Ave.	5,850,000	Nov	16	9546	3597	1913
Beach Area Single Family						
44 Horizon Ave.	2,600,000	Oct	3 + 4.00	2218	2230	2013
Beach Area Multi-Family						
2000 Pacific Ave.	1,721,000	Oct	2 (5 + 3)	2272	2770	1910
38 Westminster Ave.	1,850,000	Oct	2 (3 + 3)	2507	3149	
Beach Walk Streets Single Family						
127 Breeze Ave.	3,025,000	Oct	4 + 4.00	2446	2252	
23 Breeze Ave.	3,400,000	Nov	4 + 4.00	3505	2691	
20 Ozone Ave.	4,570,000	Nov	3 + 3.00	3068	4982	
52 Sunset Ave.	1,342,000	Dec	2 + 1.00	858	3604	
Canals Single Family						
212 Sherman Canal	3,00,000	Nov	2 + 3.00	1865	3517	1977
Canals Adjacent Single Family						
2515 Ocean Ave.	1,600,000	Oct	3 + 3.00	2076	2700	1942
2919 Grayson Ave.	2,600,000	Nov	3 + 3.2.5	2689	5096	1942
431 28th Ave.	1,550,000	Dec	3 + 1.00	1113	4300	1948
2355 Ocean Ave.	1,700,000	Dec	2 + 2.00	1600	2701	1948
Windward Circle Single Family						
588 Rialto Ave.	2,400,000	Nov	3 + 3.00	1705	2549	
1305 Cabrillo Ave.	3,783,000	Dec	3 + 3.00	3411	2549	1952
Windward Circle Multi-Family						
425 Venice Way	1,385,000	Oct	2 (2 + 2)	1026	2249	1912
407 Rialto Ave.	2,920,000	Dec	2 (4 + 4)	3200	2624	1963
Silver Triangle Single Family						
2337 Clark Ave.	2,022,000	Oct	3 + 2.00	1378	3602	1954
2425 Cloy Ave.	1,400,000	Dec	2 + 1.00	844	3603	2008
2433 Wilson Ave.	1,550,000	Dec	3 + 2.00	1090	3830	1954
Silver Triangle Multi-Family						
2339 Abbot Kinney Blvd.	1,750,000	Dec	3 (4 + 3)	1792	4859	1942
Milwood Single Family						
844 California Ave.	1,750,000	Oct	3 + 3.00	2265	2533	1922
818 Milwood Ave.	2,500,000	Oct	4 + 2.00	2330	4274	1909
804 California Ave.	2,825,000	Oct	5 + 5.50	3883	5423	1912
808 Milwood Ave.	1,713,000	Nov	2 + 2.75	1382	3174	2010
940 Venezia Ave.	1,919,000	Nov	2 + 2.00	1428	4000	2019
833 Superba Ave.	1,585,000	Dec	2 + 1.00	742	3146	1923
821 Superba Ave.	3,335,000	Dec	3 + 2.50	2419	3143	1920
Inland Walkstreets Single Family						
832 Amoroso Pl.	8,500,000	Nov	3 + 3.00	3298	6836	1912
754 Marco Pl.	2,185,000	Dec	3 + 2.50	2085	3601	1929
728 Marco Ave.	3,500,000	Dec	4 + 3.00	2779	3601	2000
President's Row Single Family						
2616 Abbot Kinney Blvd.	1,300,000	Dec	2 + 1.00	1283	4593	1970
2624 Naples Ave.	2,249,000	Dec	4 + 5.00	4161	6219	1906
Oakwood Single Family						
817 Brooks Ave.	1,495,000	Dec	2 + 2.00	1019	5062	1947

Oakwood	Multi-Family					
607 6th Ave.	2,640,000	Oct	3 (5 + 3)	1872	5670	1924
541 Rose Ave.	1,650,000	Nov	2 (2 + 2)	954	2860	1925
1025 Pleasantview Ave.	1,405,000	Dec	3 (5 + 4)	2801	4180	1913
East Venice	Single Family					
1100 Rose Ave.	1,300,000	Oct	3 + 2.00	1225	6006	1947
1120 Rose Ave.	1,300,000	Oct	3 + 2.00	1256	6006	1957
985 Indiana Ave.	1,682,000	Oct	2 + 2.00	1744	6885	1961
810 Commonwealth Ave.	1,700,000	Oct	5 + 3.00	2322	4400	1954
1046 Amoroso Pl.	1,932,000	Oct	3 + 2.50	2080	5867	1925
2235 Prospect Ave.	2,561,000	Oct	2 + 3.00	1452	8533	1963
1149 Palms Blvd.	2,750,000	Oct	5 + 5.50	3348	5751	2014
1371 Palms Blvd.	4,000,000	Oct	4 + 3.50	4331	8158	1940
1056 Indiana Ct.	1,560,000	Nov	3 + 2.00	1424	5064	2019
1036 Marco Pl.	1,900,000	Nov	3 + 2.00	1320	4267	1923
1332 Glenavon Ave.	2,100,000	Nov	3 + 2.00	1790	10220	1946
1074 Marco Pl.	2,250,000	Nov	4 + 3.00	2041	4269	1933
1519 Walnut Ave.	3,400,000	Nov	4 + 4.50	3194	6005	1951
901 Flower Ave.	4,500,000	Nov	4 + 3.50	3679	7294	2019
1046 Rose Ave.	1,370,000	Dec	3 + 1.75	1652	6006	1939
865 Rose Ave.	1,400,000	Dec	3 + 1.00	1029	5006	1923
1104 Palms Blvd.	1,985,000	Dec	3 + 2.00	2988	6063	2017
East Venice	Multi-Family					
2436 Penmar Ave.	3,316,000	Nov	4 (10+4)	6162	6023	1990
1356 Palms Blvd.	4,888,000	Nov	2 (7 + 6)	4476	10893	1923
2210 Penmar Ave.	1,655,000	Dec	2 (4 + 3)	2664	6129	1928
Condos						
615 Hampton Dr. #A109	1,275,000	Oct	1 + 1.50	1532	Loft	2004
615 Hampton Dr. #B302	1,300,000	Oct	1 + 1.50	1358	Loft	2004
660 Harbor St. #2	1,640,000	Oct	2 + 2.50	2316	Townhome	1986
680 Harbor St. #5	1,690,000	Nov	2 + 2.50	2316	Townhome	1986
235 Main St. #318	1,300,000	Nov	2 + 1.75	1391	Loft	1989
707 Marr St. #103	850,000	Oct	2 + 1.50	856	Condo	1984
122 Mildred Ave. #2	2,188,000	Nov	3 + 3.00	2690	Condo	1913
34 S. Venice Blvd. #1	907,000	Dec	2 + 2.00	987	Condo	1975

This information is based on data supplied by Dataquik Information Systems and the Combined Los Angeles Westside Multiple Listing Service. Information presented here has been obtained from sources deemed reliable. However, no representation of any kind is made as to its accuracy and all facts should be confirmed through independent investigation.

REAL ESTATE NEWS

Market Trends

The Venice 2019 third quarter single-family average price of \$2,179,851 based on 59 units sold is 6% less than the third quarter of 2018 with 3 more units sold and is 4% lower than the second quarter of 2019 with 8 more units sold. During this quarter there were 32 (25 last quarter) \$1,000,000+, 17 (18 last quarter) \$2,000,000+, 8 (4 last quarter) \$3,000,000+, 2 (1 last quarter) \$4,000,000+, 0 (2 last quarter) \$5,000,000+ and 0 (1 last quarter) \$6,000,000+ single-family properties sold.

The Venice 2019 second quarter income average price of \$1,989,890,000 based on 18 units sold is 1% higher than the third quarter of 2018 with 1 less units sold and is 40% lower than the second quarter of 2019 with 8 more units sold due to higher priced properties that sold in the second quarter. During this quarter there were 9 (7 last quarter) \$1,000,000+, 9 (1 last quarter) \$2,000,000+, and 0 (last quarter) \$3,000,000+, 0 (1 last quarter) \$4,000,000+ and 0 (1 last quarter) \$5,000,000+ income properties sold.

Please contact me for a free market evaluation of your property.

Real Estate News You Can Use

New Law Allows Three Housing Units on Every Parcel in California

The recent passage by Governor Newsom of AB 68, along with SB 13 and AB 881, provides the ability to build new homes in California. Residential properties in the state will be allowed to build three units of housing — including in areas zoned for single family homes.

Under AB 68, homeowners who apply to build accessory dwelling units, or “granny flats,” can also apply to build a second, “junior” ADU (Accessory Dwelling Unit) on their property — the functional equivalent of statewide triplex zoning. While the new rules don’t allow the subdivision of properties for sale, they mean a significant increase in housing supply.

AB 881 and SB 13 provide additional incentives for ADU creation by streamlining permit processes, reducing fees and removing rules that inhibited the construction of ADUs by requiring homeowners to live on-site.

The legislative leadership of Assemblymember Phil Ting (San Francisco – AB 68), Assemblymember Richard Bloom (Santa Monica – AB 881), and Senator. Bob Wieckowski (Fremont – SB 13) sponsored the landmark bills to address the root cause of the housing crisis. Also supported by California YIMBY who says, “There aren’t enough homes. This is a huge step forward on making sure California is affordable for everyone.”

Please go to leginfo.legislature.ca.gov to read the bills and to hcd.ca.gov to learn more about ADUs.

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