



2020 First 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						
1310 Abbot Kinney Blvd.	17,812,000	Jan	Retail	4860	5396	1956
5+ Unit Buildings						
2204 Strongs Dr.	4,625,000	Jan	8	9296	6969	1973
Beach Area	Single Family					
26 Rose Ave.	1,915,000	Jan	2 + 1.00	666	3404	1907
Beach Walk Streets	Single Family					
130 Wavecrest Ave.	1,450,000	Jan	1 + 1.00	848	2253	1939
Beach Walk Streets	Multi-Family					
30 Ave 25	1,900,000	Mar	3 + 3.00	2167	2643	1929
Canals	Single Family					
409 Sherman Canal	2,524,000	Feb	4 + 4.50	2563	2850	1979
447 Linnie Canal	5,250,000	Feb	4 + 4.50	3081	2853	2019
Canals Adjacent	Single Family					
2923 Grayson Ave.	1,930,000	Mar	3 + 2.00	2055	5097	1949
Windward Circle	Single Family					
409 Grand Blvd.	1,850,000	Feb	3 + 2.75	2836	2563	1986
Windward Circle	Multi-Family					
447 Grand Blvd.	2,200,000	Mar	3 (3 + 3)	1296	2701	1922
Silver Triangle	Single Family					
706 Marr St.	1,100,000	Jan	1 + 1.00	499	3000	1917
2318 Clement Ave.	3,350,000	Feb	4 + 3.00	3100	3601	2019
669 Washington Blvd.	1,400,000	Mar	3 + 2.50	1710	2500	1979
639 Mildred Ave.	2,495,000	Mar	3 + 3.50	2319	2000	2015
2420 Wilson Ave.	3,400,000	Mar	3 + 2.50	2993	3600	2007
Milwood	Single Family					
922 Palms Blvd.	2,450,000	Jan	3 + 3.50	2091	5300	1921
722 Palms Blvd.	2,534,000	Jan	4 + 3.50	2478	5299	1928
1650 Electric Ave.	1,685,000	Feb	2 + 2.00	1408	3893	1921
824 Venezia Ave.	2,350,000	Mar	4 + 3.50	2700	4001	1989
630 Milwood Ave.	4,650,000	Mar	2 + 4.50	3016	5405	2006
Inland Walk Streets	Single Family					
838 Marco Pl.	2,456,000	Feb	2 + 2.00	1344	3329	1920
712 Nowita Pl.	2,700,000	Feb	4 + 2.75	2018	3489	1922
823 Amoroso Pl.	2,650,000	Mar	3 + 2.50	2471	3330	2007
854 Marco Pl.	2,650,000	Mar	2 + 2.00	1552	3330	1913
826 Amoroso Pl.	3,325,000	Mar	4 + 3.50	2368	3330	2016
Inland Walk Streets	Multi-Family					
708 Nowita Pl.	1,500,000	Jan	2 (3 + 2)	1250	3318	1912
President's Row	Single Family					
2104 Shell Ave.	1,350,000	Feb	3 + 1.00	1048	3100	1911
1000 Harding Ave.	1,450,000	Feb	3 + 1.00	1198	6116	1948
1010 Harding Ave.	1,885,000	Feb	3 + 2.00	1729	6134	1947
630 Woodlawn Ave.	3,000,000	Feb	4 + 3.50	2840	4188	2014
2315 Oakwood Ave.	1,400,000	Mar	1 + 1.00	954	5000	1924
Oakwood	Single Family					
760 Vernon Ave.	2,480,000	Feb	4 + 3.00	1929	5281	1928
620 Vernon Ave.	1,610,000	Mar	3 + 2.00	1200	4803	1923
760 Sunset Ave.	1,960,000	Mar	3 + 3.50	2150	4802	
Oakwood	Multi-Family					
632 Vernon Ave.	1,550,000	Jan	3 (3 + 3)	1980	4802	1909
315 Vernon Ave.	5,300,000	Jan	3	4826	12006	1922
319 Vernon Ave.	"	"	3	"	"	"
627 San Juan Ave.	1,880,000	Feb	2 (4 + 2)	1812	5229	1946
524 Westminster Ave.	2,040,000	Feb	2 (5 + 3)	2040	5200	1954
565 Westminster Ave.	3,100,000	Feb	4 (9 + 5)	4014	5205	1962

634 Westminster Ave.	3,250,000	Feb	5 (9 + 6)	3716	5201	1960
706 6th Ave.	2,495,000	Mar	3 (4 + 3)	2104	5658	1927
North of Rose	Single Family					
250 6th Ave.	2,935,000	Jan	3 + 2.00	1497	8327	1940
218 5th Ave.	3,675,000	Mar	4 + 2.75	2723	4135	1928
North of Rose	Multi-Family					
205 5th Ave.	2,125,000	Mar	2 (5 + 4)	2743	4139	1929
East Venice	Single Family					
1217 Elm St.	1,175,000	Jan	3 + 1.00	1054	4388	1952
865 Warren Ave.	2,300,000	Jan	4 + 2.75	2614	4401	1928
1037 Palms Blvd.	2,850,000	Jan	5 + 4.00	2989	5749	2019
1531 Glenavon Ave.	1,700,000	Feb	2 + 1.75	1570	5906	1949
2012 Glencoe Ave.	1,956,000	Feb	5 + 2.75	2400	5464	1927
1051 Indiana Ave.	1,395,000	Mar	3 + 2.00	1564	5015	1957
2137 Glyndon Ave.	1,400,000	Mar	3 + 2.00	1393	5509	1927
952 Rose Ave.	1,525,000	Mar	3 + 2.75	1694	4437	1961
2247 Glyndon Ave.	1,725,000	Mar	3 + 2.00	1750	5850	1947
1057 Indiana Ave.	1,865,000	Mar	3 + 2.00	1850	4991	1957
2218 Glencoe Ave.	2,500,000	Mar	3 + 2.50	2400	5853	2018
815 Commonwealth Ave.	2,565,000	Mar	4 + 4.00	2250	4199	1946
921 Lake Ave.	2,599,000	Mar	3 + 4.50	2717	4816	2019
986 Vernon Ave.	2,840,000	Mar	4 + 4.50	3385	5912	1956
East Venice	Multi-Family					
1720 Penmar Ave.	1,980,000	Jan	2 (5 +65)	2500	7124	1956
2417 Walnut Ave.	1,470,000	Feb	2 (4 + 4)	2257	5849	1924
Condos						
47 Brooks Ave.	2,380,000	Jan	2 + 2.50	2131	Townhome	2008
235 Main St. #223	1,145,000	Mar	2 + 2.50	1622	Condo	1989
255 Main St. #302	1,140,000	Feb	2 + 1.75	1366	Loft	1989
255 Main St. #202	949,000	Mar	2 + 1.75	1188	Condo	1989
700 Main St. #1	1,325,000	Mar	1 + 2.00	1728	Loft	2008
700 Main St. #3	1,470,000	Mar	2 + 2.00	1823	Loft	2008
22 Navy St. #306	1,255,000	Jan	1 + 2.00	794	Condo	1973
2608 Pacific Ave. #A	1,750,000	Feb	2 + 2.00	1541	Townhome	1986

This information is based on data supplied by Black Knight Financial 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 2020 first quarter single-family average price of \$2,316,780 based on 45 units sold is 10% less than the first quarter of 2019 with 4% more units sold and is 2% higher than the fourth quarter of 2019 with the same number of units sold. During this quarter there were 21 (23 last quarter) \$1,000,000+, 17 (12 last quarter) \$2,000,000+, 5 (7 last quarter) \$3,000,000+, 1 (3 last quarter) \$4,000,000+, 1 (0 last quarter) \$5,000,000+ single-family properties sold.

The Venice 2019 fourth quarter income average price of \$2,368,460 based on 13 units sold is 11% higher than the first quarter of 2019 with the same number of units sold and is 3% higher than the fourth quarter of 2019 with 15% more units sold. During this quarter there were 6 (7 last quarter) \$1,000,000+, 4 (2 last quarter) \$2,000,000+, and 2 (1 last quarter) \$3,000,000+, 0 (1 last quarter) \$4,000,000+ and 1 (0 last quarter) \$5,000,000+ income properties sold. Not included in these figures is the 5+ unit building (see stats).

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

Real Estate News You Can Use

Safer at Home and Real Estate Transactions

The City of Los Angeles has deemed real estate transactions an "essential" professional service when necessary to assist in the transfer and recording of home ownership and when necessary to achieve compliance with legally mandated activities. Such activities would include buyer inspection rights and retrofit

work.

An 4/10/2020 Safer at Home revision states “Vacant units and real property may be shown, provided that appointments and other residential viewings must occur virtually or, if a virtual viewing is not feasible, by appointment with no more than two visitors at a time residing within the same household or living unit and one individual showing the unit (except that in-person visits are not allowed when the occupant is still residing in the residence).”

There are several mandatory forms for anyone entering a property and anyone allowing others to enter their property. One of which is the Coronavirus Property Entry Advisory and Declaration that provides an awareness of the risks and recommended precautions.

** A snail mail version of this newsletter will be mailed as soon as my printer reopens for business, hopefully with more optimistic Real Estate News You Can Use.

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