



## 2010 Second Quarter Venice Real Estate Sales



*Presented by Betsy Goldman – Abbot Kinney Real Estate*

ADDRESS	PRICE SOLD	DATE	BD/BA UNITS	SQUARE FEET	LOT SIZE	YEAR BUILT
<b>Land</b>						
5xx Rose Ave.	8,438,000	Jun			37592	
<b>Beach Area</b>	<b>Single Family</b>					
20xx Dell Ave.	485,000	Jun	1 + 1.00	484	1500	1922
19xx Alberta Ave.	1,850,000	Jun	5 + 3.50	3347	2993	2006
<b>Beach Area</b>	<b>Multi-Family</b>					
26xx Pacific Ave.	895,000	Apr	5+	3476	2657	1971
30xx Pacific Ave.	1,250,000	Apr	4 (5 + 6)	3476	2600	1971
<b>Beach Walk Street</b>	<b>Single Family</b>					
4x Ave 30	990,000	May	3 + 3.50	1102	2901	1930
1xx Vista Pl.	1,542,500	May	3 + 3.00	1808	2248	2008
<b>Beach Walk Street</b>	<b>Multi-Family</b>					
4x Ozone Ave.	1,200,000	Jun	2 (2 + 2)	1577	3572	1925
<b>Canals</b>	<b>Single Family</b>					
4xx Linnie Canal	1,375,000	Apr	3 + 2.50	1945	2850	1921
2xx Carroll Canal	1,245,000	May	2 + 2.00	1139	2850	1924
<b>Canal Adjacent</b>	<b>Single Family</b>					
28xx Grayson Ave.	921,000	May	3 + 1.00	1127	6098	1947
<b>Canals Adjacent</b>	<b>Multi-Family</b>					
23xx Ocean Ave.	650,000	May	2 (2 + 2)		3615	1921
<b>Windward Circle</b>	<b>Single Family</b>					
2xx Windward Ave.	1,200,000	Apr	2 + 2.00	1163	2850	1921
4xx Venice Way	659,000	May	2 + 1.75	1025	2173	1952
<b>Silver Triangle</b>	<b>Single Family</b>					
24xx Clark Ave.	685,000	Apr	3 + 1.00	878	3600	1953
23xx Clement Ave.	850,000	May	3 + 2.00	1874	3598	1927
24xx Wilson Ave.	1,550,000	May	3 + 2.50	2892	3600	2008
24xx Bryan Ave.	990,000	Jun	2 + 2.00	1066	3598	1956
<b>Silver Triangle</b>	<b>Multi-Family</b>					
18xx Washington Way	665,000	May	2 (4 + 2)	1628	4182	1953
25xx Abbot Kinney Blvd.	782,000	May	2 (6 + 4)	2528	4312	1960
<b>President's Row</b>	<b>Single Family</b>					
8xx Crestmoore Pl.	940,000	May	2 + 2.00	1256	4182	1920
5xx Victoria Ave.	1,300,000	May	2 + 2.50	2700	1873	2003
11xx Van Buren Ave.	685,000	Jun	3 + 1.00	1240	3881	1938
10xx Van Buren Ave.	1,103,500	Jun	3 + 3.00	2728	4200	1990
8xx Boccaccio Ave.	1,247,500	Jun	3 + 2.00	2018	4094	1923
<b>President's Row</b>	<b>Multi-Family</b>					
11xx Harrison Ave.	743,500	Apr	2 (4 + 2)	1760	4199	1951
<b>Milwood</b>	<b>Single Family</b>					
6xx Palms Blvd.	1,075,000	Apr	3 + 1.00	1206	5397	1922
8xx Venezia Ave.	1,229,000	Apr	2 + 2.00	1610	4500	1913
8xx Venezia Ave.	1,313,496	May	3 + 2.00	2200	4200	1923
8xx Superba Ave.	1,775,000	May	3 + 3.00	2020	3310	1922

9xx Superba Ave.	660,000	Jun	3 + 2.00	1060	3600	1914
8xx Venezia Ave.	2,195,000	Jun	4 + 3.50	2804	3700	2005
<b>Milwood</b>	<b>Multi-Family</b>					
8xx California Ave	825,000	Apr	2 (4 + 2.0)		4704	1905
<b>Inland Walk Streets</b>	<b>Single Family</b>					
8xx Marco Pl.	1,605,000	Apr	3 + 2.50	2396	3330	2003
7xx Nowita Pl.	1,052,000	May	2 + 1.00	1016	3400	1948
8xx Nowita Pl.	3,286,500	May	4 + 3.00	3031	6290	1912
9xx Amoroso Pl.	800,000	Jun	2 + 1.00	768	3598	1948
<b>Oakwood</b>	<b>Single Family</b>					
7xx Indiana Ave.	565,000	Apr	3 + 1.00	1112	5279	1952
7xx Sunset Ave.	645,000	May	2 + 1.00	840	4800	1940
6xx San Juan Ave.	655,000	May	3 + 1.00	1348	5200	1908
10xx Pleasantview Ave.	675,000	May	2 + 1.00	892	4200	1922
8xx Brooks Ave.	726,000	Jun	2 + 1.00		2210	1954
<b>Oakwood</b>	<b>Multi-Family</b>					
3xx Indiana Ave.	1,165,000	Apr	2 (6 + 3)		5270	1912
6xx Indiana Ave.	620,000	May	2 (2 + 2)	880	5924	1940
6xx Indiana Ave.	830,000	Jun	3 (6 + 3)	2570	4792	1905
6xx Vernon Ave.	925,000	Jun	4 (4 + 4)	2334	4791	1910
6xx Flower Ave.	1,725,000	Jun	2 (5 + 4)	2780	5793	2009
<b>East Venice</b>	<b>Single Family</b>					
9xx Lake St.	642,500	Apr	3 + 1.00	1104	4800	1952
9xx Indiana Ave.	785,000	Apr	3 + 2.50	1744	5900	1956
10xx Indiana Ave.	1,005,000	Apr	2 + 2.00	1122	6530	1951
10xx Palms Blvd.	1,150,000	Apr	3 + 2.50	1950	5760	1924
8xx Commonwealth Ave.	656,000	May	2 + 2.75	1090	4400	1950
8xx Appleby St.	720,000	May	3 + 1.00	1213	4996	1951
13xx Appleton Way	978,500	May	2 + 1.00	784	10960	1947
22xx Walnut Ave.	1,074,000	May	3 + 3.50	1866	5600	1926
20xx Glencoe Ave.	1,425,000	May	3 + 2.00	2203	5460	
13xx Preston Way	2,050,000	May	4 + 4.00	3115	6400	2009
8xx Flower Ave.	715,000	Jun	2 + 1.00	948	4400	1946
8xx Valita St.	729,000	Jun	3 + 1.75	1336	5100	1956
25xx Walnut Ave.	720,000	Jun	3 + 2.00	1115	4569	1956
20xx Louella Ave.	735,000	Jun	2 + 1.00	936	5460	1951
23xx Penmar Ave.	780,800	Jun	3 + 1.00	1168	5401	1941
<b>East Venice</b>	<b>Multi-Family</b>					
11xx Palms Blvd.	861,000	May	2 (3 + 2)	1707	5760	1939
12xxx Zanja St.	1,495,000	May	3 (5 + 3)	3165	6011	2001
<b>Condos</b>						
12xx Abbot Kinney Blvd.	1,950,000	May	3 + 3.00	3300	Twnhse	2007
14xx Cabrillo Ave.	1,075,000	Apr	3 + 3.00	2244	Twnhse	1989
7xx Main St.	950,000	Jun	1 + 2.00	1540	Loft	2008
2x Navy St.	472,500	Jun	1 + 1.00	619	Single	1973
4xx Ocean Front Walk	2,025,000	May	3 + 3.00	3000	Single	2009
2xx 3 <sup>rd</sup> Ave.	1,100,000	Apr	2 + 2.50	1941	Twnhse	2007

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 2010 second quarter single family average of \$1,107,262 based on 47 units sold (100 units listed ) is 7% higher than the second quarter of 2009 with 32% more units sold and is 6% lower than the first quarter of 2010 with 17% more units sold. The 2010 second quarter income average price of \$957,966 based on 16 units sold (31 units listed) is

1% lower than the second quarter of 2009 with 81% more units sold and is 12% lower than the first quarter of 2010 with 56% more units sold. During this quarter there were 36 (24 last quarter) \$1,000,000-, 24 (21 last quarter) \$1,000,000+, 2 (3 last quarter) \$2,000,000+ and one (0 last quarter) \$3,000,000+ properties that sold. A vacant 37592 sq. ft. lot on Rose Ave. sold for \$8,000,000+.

#### **HOMEOWNERS' ASSOCIATION PLANTING LAW**

Effective January 1, 2010, AB 1061 makes any provision of the governing documents of a common interest development void and unenforceable if it prohibits the use of low water using plants as a group, or if it has the effect of prohibiting or restricting compliance with a local water efficient landscape ordinance or water conservation measure. In other words, HOAs can no longer force homeowners to maintain lush green lawns if the homeowners prefer other low water using plants.

#### **LEAD PAINT CERTIFICATION DELAY**

The Environmental Protection Agency (EPA) decision to delay enforcement of the new Lead: Renovation, Repair and Painting rule will provide much needed time to get more remodelers and other contractors trained and for the EPA to get the word out to consumers about the importance of hiring a certified remodeler. While remodelers, electricians, heating and air-conditioning technicians and other contractors must adhere to lead-safe work practices, EPA will take enforcement action against firms that have been unable to obtain certification until October 1, 2010. Individual contractors must apply to enroll in a training class by September 30, 2010 and complete the training by December 31, 2010.

#### **SALES STATS AND COMMUNITY NEWS AVAILABLE 24/7**

Sales by neighborhood and condo sales are posted on my website, [www.BetsySellsVenice.com](http://www.BetsySellsVenice.com), in order to provide you with up to the minute information. You can also view sales by year since 1997. For community news check out the "Venice Vanguard" newsletter on my website and read my "Around Venice" monthly column in *The Argonaut*.

The illustrations are Windward Avenue column capitals as interpreted by Venice artist Michele Bradley.

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