



2016 Second Quarter Venice Real Estate



Presented by Betsy Goldman – RE/MAX Abbot Kinney

ADDRESS	PRICE SOLD	DATE	BD/BA UNITS	SQUARE FEET	LOT SIZE	YEAR BUILT
Beach Area	Single Family					
124 Thornton Ave.	1,050,000	Apr	2 + 1.00	936	1824	1965
2705 Ocean Front Walk	9,400,000	Apr	3 + 3.50	3849	2520	2015
111 Clubhouse Ave.	1,197,000	May	2 + 1.00	1068	2247	
Beach Walk Streets	Single Family					
21 Dudley Ave.	2,400,000	May	3 + 2.00	1323	3465	1907
14 Ave 26	2,200,000	Jun	2 + 2.00	2232	2642	1983
Beach Walk Streets	Multi-Family					
18 Ave 24	2,000,000	Feb	3 (4 + 5)	2832	2641	1968
22 Ave 28	4,500,000		4 (11+9)	5398	5279	1970
Canals	Single Family					
2308 Grand Canal	4,300,000	Jun	4 + 4.25	3265	2696	2010
Canals Adjacent	Multi-Family					
2339 Ocean Ave.	1,750,000	Apr	2 (3 + 3)	1764	2700	1980
2329 Ocean Ave.	2,000,000	Apr	2 (2 + 2)	1054	3602	1921
Windward Circle	Single Family					
247 Windward Ave.	1,420,000	Apr	1 + 1.00	820	2850	1920
330 Venice Way	1,600,000	Apr	3 + 2.75	1552	2285	1952
215 Venice Way	1,100,000	May	2 + 1.75	836	1943	1953
404 Grand Blvd.	2,600,000	May	3 + 3.50	3000	2441	2015
224 San Juan Ave.	1,350,000	Jun	1 + 1.00	1056	1530	1913
1564 Cabrillo Ave.	1,549,000	Jun	3 + 2.00	1341	1683	1913
1201 Cabrillo Ave.	3,000,000	Jun	2 + 2.00	2200	2549	2007
1220 Cabrillo Ave.	3,495,000	Jun	3 + 2.50	3457	2699	2008
Windward Circle	Multi-Family					
426 Grand Blvd.	1,350,000	Apr	2 (2 + 2)	1473	4505	1947
447 Grand Blvd.	1,715,000	May	3 (3 + 3)	1296	2701	1922
208 Horizon Ave.	3,395,500	May	4 (4 + 4)	2842	2775	1912
Silver Triangle	Single Family					
2433 Wilson Ave.	1,550,000	Apr	3 + 2.00	1099	3830	1957
2341 Clark Ave.	1,620,000	Apr	2 + 1.00	808	3612	1952
2413 McKinley Ave.	1,750,000	Apr	3 + 2.00	1550	3824	1950
2345 Beach Ave.	2,035,000	Apr	3 + 3.50	2300	2700	2004
653 Oxford Ave.	2,450,000	Apr	3 + 3.25	2550	2500	
2801 Beach Ave.	1,630,000	May	3 + 1.00	1183	3977	1942
2318 Clement Ave.	1,510,000	Jun	4 + 2.00	1764	3601	1922
2332 Beach Ave.	1,890,000	Jun	3 + 2.50	1784	2700	1948
2421 Bryan Ave.	2,987,000	Jun	4 + 3.50	3111	3597	1950
Silver Triangle	Multi-Family					
1782 Washington Way	1,897,000	May	2 (2 + 2)	1944	4205	1923
President's Row	Single Family					
815 Angelus Pl.	1,110,000	Apr	2 + 1.00	1068	4200	1924
806 Woodlawn Ave.	1,701,000	Apr	1 + 1.00	969	4186	1920
2344 Abbot Kinney Blvd.	905,000	Jun	1 + 1.00	488	1250	1954
President's Row	Multi-Family					
2300 Oakwood Ave.	1,730,000	May	2 (4 + 2)	1864	3800	1952

656 Crestmoore Pl.	2,150,000	Jun	2 (3 + 2)	1812	4206	1926
Milwood	Single Family					
942 Venezia Ave.	1,230,000	Apr	2 + 1.00	954	4001	1923
911 Milwood Ave.	2,060,000	Apr	4 + 4.00	3017	4375	2015
911 Superba Ave.	1,775,000	May	3 + 2.00	1187	2975	1924
731 Superba Ave.	2,283,000	May	3 + 3.00	2219	3251	1924
840 California Ave.	1,500,000	Jun	2 + 1.00	1170	4726	1914
724 California Ave.	1,735,000	Jun	3 + 3.00	1844	2208	2012
1690 Electric Ave.	1,910,000	Jun	3 + 3.00	1585	3970	1914
645 Milwood Ave.	4,640,000	Jun	2 + 3.00	2817	5405	2009
657 Milwood Ave.	5,250,000	Jun	4 + 4.75	4300	5406	2015
Milwood	Multi-Family					
851 Victoria Ave.	1,400,000	May	2 (2 + 2)	1542	3911	1923
836 California Ave.	1,500,000	Jun	2 (4 + 2)	1413	4726	1926
Inland Walk Streets	Single Family					
853 Amoroso Pl.	3,800,000	Apr	3 + 3.50	3017	3330	2008
1630 Crescent Pl.	4,950,000	Jun	2 + 1.00	784	6963	1922
Oakwood	Single Family					
628 Indiana Ave.	1,400,000	Apr	5 + 2.00	2009	5280	1952
661 San Juan Ave.	2,293,000	Apr	3 + 1.00	1348	5212	1908
614 5th Ave.	1,343,500	Jun	3 + 2.00	1193	5670	1952
609 Broadway	1,500,000	Jun	4 + 2.75	1773	5199	1910
Oakwood	Multi-Family					
634 Brooks Ave.	1,600,000	Apr	2 (4 + 2)	1584	5195	1945
354 4 th Ave.	4,525,000	Apr	5+	10928	11528	1964
664 Sunset Ave.	1,800,000	May	2 (2 + 2)	912	6753	1911
707 Flower Ave.	4,000,000	May	2 (4 + 4)	4498	5801	2015
717 Sunset Ave.	1,730,000	Jun	2 (3 + 3)	1915	5791	1952
671 Broadway	1,800,000	Jun	5	2400	5714	1921
North of Rose	Single Family					
222 5th Ave.	1,765,000	Apr	3 + 4.00	2226	4136	1923
225 Bernard Ave.	1,625,000	May	2 + 1.00	812	4229	1939
East Venice	Single Family					
886 Warren Ave.	1,400,000	Apr	3 + 3.00	2173	4401	1946
2013 Louella Ave.	3,131,000	Apr	4 + 4.50	3111	5452	
1000 Indiana Ct.	1,200,000	Feb	3 + 1.00	1082	4980	1951
829 Flower Ave.	1,275,000	May	2 + 1.50	948	5835	1946
1031 Marco Pl.	1,320,000	May	3 + 1.00	1125	4000	1947
1090 Superba Ave.	1,663,000	May	3 + 1.75	1460	4803	1926
2031 Walnut Ave.	1,795,000	May	4 + 3.00	2553	5077	1996
2473 Walnut Ave.	1,852,000	May	3 + 2.75	1652	5849	1915
1909 Glyndon Ave.	2,115,500	May	3 + 3.00	1772	5428	1950
2320 Glyndon Ave.	2,300,500	May	3 + 3.00	2230	4676	1921
2201 Walnut Ave.	2,350,000	May	4 + 3.75	2259	4521	1947
1328 Preston Way	2,900,000	May	4 + 2.00	1609	10894	1915
2037 Louella Ave.	2,970,000	May	4 + 4.50	3600	5453	2016
1506 Walnut Ave.	1,225,000	Jun	2 + 1.00	856	5946	1949
2328 Glencoe Ave.	1,395,000	Jun	3 + 1.00	1840	5859	1952
912 Rose Ave.	1,500,000	Jun	4 + 2.00	1930	6250	1961
923 Sunset Ave.	2,050,000	Jun	4 + 3.25	2317	5836	1961
East Venice	Multi-Family					
1205 Appleton Way	1,150,000	May	2 (4 + 3)	2159	3840	2008
1245 Vienna Way	3,553,000	May	2 (6 + 8)	4512	11391	1984
1365 Preston Way	2,399,000	Jun	2 (6 + 5)	1768	10894	1954
Condos						
1121 Abbot Kinney Blvd.	2,350,000	May	2 + 2.50	1757	Condo	2005

2500 Abbot Kinney Blvd.	705,000	May	2 + 2.50	878	Condo	1985
36 Breeze Ave.	1,299,000	May	2 + 1.50	1163	Condo	1976
615 Hampton Dr.	1,280,000	Apr	1 + 2.00	1358	Loft	2004
615 Hampton Dr.	1,350,000	May	2 + 2.20	1451	Loft	2004
610 Harbor St.	1,299,000	May	3 + 3.00	2029	Townhome	1986
620 Harbor St.	1,389,000	Jun	3 + 3.00	2029	Townhome	1986
700 Main St.	1,500,000	May	2 + 2.00	1790	Condo	2008
36 Navy St.	1,180,000	May	2 + 2.50	1081	Townhome	1985
550 Vernon Ave.	1,400,000	Jun	4 + 3.00	1920	Townhome	2005
2435 Walnut Ave.	1,640,000	Apr	3 + 3.50	2200	Townhome	2014
316 6 th Ave.	1,700,000	May	3 + 2.50	2380	Townhome	1992

This information is based on data supplied by Dataquick 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 2016 first quarter single family average price of \$2,076,815 based on 46 units sold (82 units listed) is 17% higher than the first quarter of 2015 with 7% more units sold and is 3% higher than the fourth quarter of 2015 with 21% less units sold. During this quarter there were 26 (38 last quarter) \$1,000,000+, 17 (9 last quarter) \$2,000,000+, 3 (9 last quarter) \$3,000,000+, 0 (2 last quarter) \$4,000,000+ single family properties sold.

The Venice 2016 first quarter income average price of \$1,950,150 based on 10 units sold (25 units listed) is \$7709 higher than the first quarter of 2015 with 41% less units sold and is 2% lower than the fourth quarter of 2015 with 50% less units sold. During this quarter there were 6 (12 last quarter) \$1,000,000+, 4 (7 last quarter) \$2,000,000+, 0 (0 last quarter) \$3,000,000+ and 0 (1 last quarter) \$4,000,000 income properties sold.

Please contact me for a free market evaluation.

Real Estate News You Can Use

Do You Have Unrecorded Paid Liens Lurking On Your Property Title?

Title Insurance offers peace of mind when selling a property. It offers home buyers financial protection against ownership disputes and other title problems after escrow closes. The process begins with a search for title records on the property for purchase. The search may uncover things that need correction before providing a clear title such as outstanding mortgages, judgments and tax liens; deeds, wills and trusts that contain improper vestings and incorrect names; and easements for utilities or access rights to name a few.

A preliminary title report, prepared prior to issuing a policy of title insurance, shows ownership of a specific parcel of land. This report lists, in advance of purchase, liens and encumbrances that would be excluded from coverage if the requested title insurance were to be issued as of the date of the preliminary report. This is the time to seek removal of objectionable items that would affect the buyer's purchase.

The search process involves the review of recorded matters relative to both the property and the parties to the transaction. Examples of recorded matters include a deed of trust recorded against the property or a lien recorded against the seller for an unpaid court award or unpaid taxes as examples. These items will have to be paid off before the close of escrow.

Now, what happens if, years ago, you paid off a loan and, for one reason or another, the reconveyance was never recorded? This lien against your property will still show up in the preliminary title report and will have to be expunged. The removal could prove problematic if the lender no longer exists, which tends to happen in most cases these days.

Recently I had two sales transactions where this has happened. So, it makes me think that this may not be

such an uncommon occurrence, especially if you have owned your property for a long time. If you would like to know what is currently showing on your title, my title rep from Progressive Title has graciously allowed me to offer you the opportunity to receive a full property profile that will give you this information. In addition to outstanding liens are assessment and tax information plus a copy of the grant deed.

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

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