



## 2020 Second 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
<b>Commercial</b>						
1627 Abbot Kinney Blvd.	4,300,000	Apr	Restaurant	1500	3150	1922
<b>5+ Unit Buildings</b>						
2008 Strongs Dr.	3,426,000	Jun	2 (2 + 2)	984	2990	1922
2012 Strongs Dr.	"	"	5	3024	3190	1922
<b>Beach Area</b>						
<b>Single Family</b>						
2005 Alberta Ave.	1,341,000	Jun	2 + 1.00	840	2993	1953
2020 Alberta Ave.	2,500,000	Jun	2 + 3.50	2560	1575	2017
<b>Beach Area</b>						
<b>Multi-Family</b>						
319 N. Venice Blvd.	1,500,000	Jun	2 (4 + 3)	2236	3231	1939
<b>Beach Walk Streets</b>						
<b>Single Family</b>						
41 Ave 30	1,875,000	May	3 + 2.50	1190	3011	1930
43 Park Ave.	2,400,000	May	4 + 3.50	2411	3595	1903
121 Wavecrest Ave.	1,762,000	Jun	3 + 1.50	1450	2246	1914
127 Breeze Ave.	2,540,000	Jun	4 + 4.00	2446	2252	2008
<b>Beach Walk Streets</b>						
<b>Multi-Family</b>						
23 Ave 24	2,385,000	May	2 (3 + 2)	1167	2639	1934
<b>Canals</b>						
<b>Single Family</b>						
2218 Grand Canal	4,500,000	Jun	4 + 3.50	3488	2699	1939
<b>Windward Circle</b>						
<b>Single Family</b>						
567 Rialto Ave.	1,596,000	Jun	2 + 1.75	1159	2662	1952
<b>Silver Triangle</b>						
<b>Single Family</b>						
2408 Bryan Ave.	1,950,000	Apr	3 + 2.00	1370	3898	1952
2337 McKinley Ave.	3,500,000	May	3 + 3.50	2918	7467	2002
<b>Milwood</b>						
<b>Single Family</b>						
841 Venezia Ave.	1,480,000	Jun	2 + 1.00	2091	4369	1923
817 Venezia Ave.	2,065,000	Jun	3 + 1.75	2478	3678	1929
704 Palms Blvd.	2,550,000	Jun	2 + 2.00	2046	5300	1912
<b>Milwood</b>						
<b>Multi-Family</b>						
841 Superba Ave.	1,500,000	Apr	2 (6 + 2)	1836	3145	1921
686 Electric Ave.	1,965,000	Apr	2 (4 + 3)	1785	4026	1921
<b>Inland Walk Streets</b>						
<b>Multi-Family</b>						
961 Marco Pl.	1,380,000	Jun	2 (2 + 2)	1296	3600	1920
<b>President's Row</b>						
<b>Single Family</b>						
655 Angelus Pl.	1,400,000	May	2 + 1.00	947	4200	1950
656 Crestmoore Pl.	2,800,000	Jun	3 + 2.00	1800	4205	1926
812 Crestmoore Pl.	2,800,000	Jun	4 + 3.00	2038	4203	1923
<b>Oakwood</b>						
<b>Single Family</b>						
551 Indiana Ave.	1,600,000	Apr	4 + 2.00	1639	3780	1912
1028 Pleasantview Ave.	1,380,000	Jun	2 + 1.00	722	4636	1947
758 Sunset Ave.	1,785,000	Jun	3 + 2.50	2050	4802	2019
<b>Oakwood</b>						
<b>Multi-Family</b>						
335 5th Ave.	1,895,000	Apr	2 (3 + 2)	1785	4026	1921
<b>East Venice</b>						
<b>Single Family</b>						
2490 Glencoe Ave.	1,550,000	Apr	2 + 1.00	1161	5848	1940
1051 Marco Pl.	1,825,000	Apr	3 + 1.00	1170	3999	1947
1070 Marco Pl.	2,550,000	Apr	4 + 3.50	2347	4268	2019
1200 Preston Way	4,400,000	Apr	4 + 5.00	4360	6051	2020
1380 Preston Way	5,650,000	Apr	5 + 4.50	5062	10891	2016
1121 Indiana Ave.	2,135,000	May	3 + 3.00	2134	5000	1954
1310 Glenavon Ave.	3,155,000	May	5 + 5.50	3892	9596	1963
1910 Glyndon Ave.	3,625,000	May	?	3200	5630	?
2480 Louella Ave.	1,215,000	Jun	2 + 1.00	572	5199	1923
1073 Palms Blvd.	1,660,000	Jun	3 + 2.00	1996	5749	1923
2313 Glyndon Ave.	1,700,000	Jun	3 + 1.00	1485	5851	1924
1016 Indiana Ave.	1,856,000	Jun	3 + 2.75	1529	5150	1951

1009 Vernon Ave.	1,870,000	Jun	3 + 2.00	1378	5008	1951
1086 Marco Pl.	2,781,000	Jun	4 + 3.00	4260	4269	2020
<b>Condos</b>						
2600 Abbot Kinney Blvd.	1,041,000	Apr	2 + 2.50	1241	Townhome	1980
235 Main St. #119	870,000	May	2 + 1.75	1188	Condo	1989
235 Main St. #115	922,500	May	2 + 1.75	1245	Condo	1989
741 Mildred Ave. #4	1,825,000	Apr	2 + 2.50	1817	Townhome	2008
62 Ozone Ave.	2,075,000	May	3+ 4.00	2235	Townhome	2018
2006 Penmar Ave.	1,845,000	Apr	4 + 2.50	2429	Townhome	1996
710 4th Ave. #5	1,210,000	Jun	2 + 2.50	1760	Townhome	1992

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 second quarter single-family average price of \$2,357,240 based on 33 units sold is 3% higher than the second quarter of 2019 with 40% less units sold and is 2% higher than the first quarter of 2020 with 27% less units sold. During this quarter there were 17 (21 last quarter) \$1,000,000+, 10 (17 last quarter) \$2,000,000+, 3 (5 last quarter) \$3,000,000+, 2 (1 last quarter) \$4,000,000+, 1 (1 last quarter) \$5,000,000+ single-family properties sold.

The Venice 2020 second quarter income average price of \$1,770,833 based on 6 units sold is 95% lower than the second quarter of 2019 with 40% less units sold and is 25% lower than the first quarter of 2020 with 54% less units sold. During this quarter there were 5 (6 last quarter) \$1,000,000+, 1 (4 last quarter) \$2,000,000+, and 0 (2 last quarter) \$3,000,000+, 0 (0 last quarter) \$4,000,000+ and 0 (1 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

##### Buying a Home Without Ever Stepping Inside

Buyers are growing increasingly comfortable purchasing a home sight-unseen, with 36% saying they'd buy a home entirely online, while 43% would sell a home that way, according to a Zillow survey taken in mid-May. With the pandemic limiting travel and home viewing options, and more people contemplating moves because they can work remotely now, the practice is likely to become more common, according to Zillow.

A growing number of online listings are now designed to give shoppers a more holistic experience. Between February and early April, virtual tours created on Zillow climbed by nearly 600%. Listings with a 3D tour also garnered more interest, drawing 66% more visitors and 90% more saves in April than those without.

Knowing the red flags of homebuying can be hard, even when visiting a home in person. But the concerns can be compounded when you're doing everything online. It is recommended to have an agent or friend tour the home in person via video chat to show small details and to have the property professionally inspected before closing to make sure there are no surprises.

Source: CNN

To be removed from this mailing, please hit reply with "remove" in the subject line.

BRE#01016611