



2021 Third 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 | | | | | | |
| 254 Hampton Dr. | 3,150,000 | Aug | Religious | 6259 | 6482 | 1905 |
| 305 Ocean Front Walk | 19,023,891 | Aug | Retail | 1728 | 8206 | 1922 |
| 1424-28 Abbot Kinney Blvd. | 6,260,000 | Sep | Retail/SFR | 2616 | 5401 | 1923 |
| 3016 Washington Blvd. | 9,150,000 | Sep | Restaurant | 6728 | 33269 | 1962 |
| 5+ Unit Buildings | | | | | | |
| 634 Flower Ave. | 2,200,000 | Jul | 5+ | 4918 | 5793 | 1963 |
| 426 S. Venice Blvd. | 3,245,000 | Jul | 5+ | 6332 | 5946 | 1972 |
| 600 Flower Ave. | 3,050,000 | Aug | 5 | 6339 | 9452 | 1987 |
| 1411 Innes Pl. | 3,330,000 | Sep | 5+ | 4032 | 3998 | 1958 |
| Beach Area Multi-Family | | | | | | |
| 32 Rose Ave. | 1,650,000 | Sep | 3 (4 + 4) | 3091 | 3311 | 1968 |
| 719 Ocean Front Walk | 3,712,000 | Sep | 2 (2+ 3) | 3325 | 4444 | 1966 |
| Beach Walk Streets Single Family | | | | | | |
| 26 Ave 28 | 4,000,000 | Jul | 3 + 5.00 | 3862 | 2640 | 2004 |
| 31 Dudley Ave. | 2,311,000 | Aug | 3 + 2.00 | 1818 | 3273 | 1908 |
| 36 Ave 26 | 2,000,000 | Sep | 3 + 2.00 | 1580 | 2642 | 1912 |
| Beach Walk Streets Multi-Family | | | | | | |
| 31 Thornton Ave. | 2,051,000 | Jul | 2 (4 + 4) | 1966 | 3595 | 1979 |
| 11 Ave 20 | 2,565,000 | Jul | 3 (7 + 6) | 3216 | 2642 | 1966 |
| 30 Ave 25 | 1,037,000 | Aug | 3 (3 + 3) | 2167 | 2643 | 1929 |
| 118 Vista . | 1,725,000 | Aug | 2 (4 + 2) | 1656 | 2250 | 1965 |
| 37 Wavecrest Ave. | 2,682,000 | Aug | 3 (6 + 5) | 3189 | 2698 | 1908 |
| 50 Dudley Ave. | 2,950,000 | Aug | 2 (8 + 6) | 4736 | 3752 | 1991 |
| Canals Single Family | | | | | | |
| 2420 Grand Canal | 3,700,000 | Jul | 3 + 3.50 | 2255 | 2708 | 2002 |
| 2820 Strongs Dr. | 2,395,000 | Aug | 2 + 2.50 | 1528 | 2700 | 1977 |
| 211 Sherman Canal | 3,695,000 | Aug | 4 + 3.50 | 3000 | 3518 | 2005 |
| Canals Multi-Family | | | | | | |
| 427 Carroll Canal | 7,461,000 | Sep | 2 (5 + 6) | 4900 | 4802 | 2010 |
| Canals Adjacent Single Family | | | | | | |
| 2822 Grayson Ave. | 2,215,000 | Jul | 3 + 2.00 | 1628 | 5097 | 1942 |
| 2800 Dell Ave. | 4,195,000 | Jul | 4 + 4.50 | 3634 | 5212 | 2021 |
| Windward Circle Single Family | | | | | | |
| 570 Rialto Ave. | 2,470,000 | Jul | 4 + 3.50 | 3055 | 2547 | 1993 |
| 550 Grand Blvd. | 2,020,000 | Aug | 3 + 4.00 | 2152 | 2550 | 2016 |
| 404 Grand Blvd. | 2,525,000 | Aug | 3 + 3.50 | 3089 | 5401 | 1922 |
| 549 Rialto Ave. | 1,650,000 | Sep | 2 + 1.00 | 834 | 2549 | 1920 |
| Windward Circle Multi-Family | | | | | | |
| 1605 Cabrillo Ave. | 1,775,000 | Aug | 2 (3 + 2) | 1368 | 2550 | 1922 |
| 557 Grand Blvd. | 2,100,000 | Aug | 2 (4 + 3) | 2527 | 3070 | 1988 |
| 215 Windward Ave. | 3,141,000 | Aug | 2 (3 + 2) | 1634 | 3309 | 1905 |
| 326 Grand Blvd. | 1,700,000 | Sep | 3 (2 + 3) | 1573 | 3106 | 1956 |
| Silver Triangle Single Family | | | | | | |
| 2330 Clark Ave. | 3,625,000 | Jul | 4 + 4.00 | 2908 | 3600 | 2021 |
| 2325 Beach Ave. | 1,695,000 | Aug | 2 + 1.00 | 832 | 3687 | 1949 |
| 2424 Wilson Ave. | 1,850,000 | Aug | 4 + 2.75 | 1663 | 3700 | 1946 |
| 2334 Cloy Ave. | 3,280,000 | Aug | 3 + 4.50 | 1333 | 3978 | 1942 |
| 614 Oxford Ave. | 2,730,000 | Sep | 5 + 3.00 | 2256 | 3978 | 1942 |
| 2408 Clement | 3,350,000 | Sep | 3 + 2.75 | 2053 | 2499 | 1978 |
| Milwood Single Family | | | | | | |
| 820 Milwood Ave. | 2,585,000 | Jul | 3 + 2.00 | 2225 | 4273 | 1923 |
| 905 Victoria Ave. | 2,400,000 | Aug | 3 + 2.00 | 1216 | 4250 | 1924 |
| 839 Superba Ave. | 2,700,000 | Aug | 4 + 2.00 | 2330 | 4274 | 1923 |
| 738 Palms Blvd. | 3,150,000 | May | 3 + 2.50 | 2600 | 5299 | 2005 |
| 911 Superba Ave. | 1,870,000 | Jun | 3 + 4.00 | 961 | 2517 | 1911 |

| | | | | | | |
|----------------------------|----------------------|-----|-----------|------|-------|------|
| 635 Milwood Ave. | 5,632,000 | Jun | 3 + 3.00 | 1298 | 6000 | 1922 |
| Milwood | Multi-Family | | | | | |
| 1601 Oakwood | 1,886,000 | Jul | 2 (4 + 2) | 1782 | 3675 | 1968 |
| 922 Milwood Ave. | 1,646,000 | Apr | 2 (3 + 2) | 1309 | 4251 | 1922 |
| 637/649 Palms Blvd. | 7,274,000 | May | 2 (9 + 6) | 4420 | 10800 | 1912 |
| Inland Walk Streets | Single Family | | | | | |
| 939 Nowita Pl. | 1,685,000 | Jul | 2 + 1.75 | 740 | 3400 | 1923 |
| 1642 Crescent Pl. | 1,800,000 | Jul | 4 + 2.00 | 1648 | 2787 | 1927 |
| 747 Marco Pl. | 3,331,000 | Jul | 3 + 2.75 | 2138 | 3600 | 1952 |
| 806 Amoroso Pl. | 3,585,000 | Jul | 3 + 2.50 | 2354 | 3332 | 1954 |
| 1621 Crescent Pl. | 6,450,000 | Jul | 4 + 4.50 | 4412 | 4551 | 2014 |
| 910 Amoroso Pl. | 1,795,000 | Aug | 1 + 1.75 | 1719 | 3146 | 1941 |
| 921 Amoroso Pl. | 2,525,000 | Aug | 3 + 2.00 | 1764 | 3601 | 2001 |
| 924 Amoroso Pl. | 2,575,000 | Aug | 2 + 2.00 | 1453 | 3595 | 2011 |
| 1617 Crescent Pl. | 3,300,000 | Sep | 3 + 2.75 | 2020 | 4166 | 1913 |
| President's Row | Single Family | | | | | |
| 636 Woodlawn Ave. | 1,725,000 | Jul | 3 + 1.75 | 1350 | 4189 | 1922 |
| 2340 Abbot Kinney Blvd. | 1,220,000 | Aug | 2 + 1.00 | 640 | 1732 | 1954 |
| 1147 Harrison Ave. | 1,420,000 | Aug | 1 + 1.00 | 667 | 4780 | 1948 |
| 1129 Van Buren Ave. | 2,350,000 | Aug | 3 + 3.00 | 2453 | 4200 | 1940 |
| President's Row | Multi-Family | | | | | |
| 717 Coeur d'Alene Ave. | 1,600,000 | Aug | 2 (3 + 2) | 1421 | 4200 | 1951 |
| 2505 Oakwood | 2,225,000 | Sep | 2 (3 + 2) | 2032 | 5170 | 1942 |
| Oakwood | Single Family | | | | | |
| 330 Rennie Ave. #6 | 1,995,000 | Jul | 2 + 2.50 | 2125 | 1603 | 2021 |
| 330 Rennie Ave. #4 | 2,145,000 | Jul | 2 + 2.50 | 2125 | 1604 | 2021 |
| 642 Broadway | 2,180,000 | Jul | 2 + 2.00 | 1285 | 5199 | 1911 |
| 330 Rennie Ave. #2 | 2,195,000 | Jul | 2 + 2.50 | 2125 | 1604 | 2021 |
| 330 Rennie Ave. #3 | 2,200,000 | Jul | 2 + 2.50 | 2125 | 1596 | 2021 |
| 330 Rennie Ave. #5 | 2,245,000 | Jul | 2 + 2.50 | 2125 | 1500 | 2021 |
| 330 Rennie Ave. #1 | 2,795,000 | Jul | 3 + 3.50 | 2982 | 2289 | 2021 |
| 552 Indiana Ave. | 1,980,000 | Aug | 3 + 2.00 | 1340 | 5280 | 1923 |
| 330 Rennie Ave. #7 | 2,695,000 | Aug | 3 + 3.50 | 3261 | 2292 | 2021 |
| 554 Westminster Ave. | 4,279,000 | Aug | 2 + 3.00 | 2886 | 5201 | 1938 |
| 334 4 th Ave. | 1,775,000 | Sep | 4 + 2.00 | 1948 | 5270 | 1907 |
| 665 Broadway | 4,500,000 | Sep | 4 + 4.50 | 3812 | 5195 | |
| Oakwood | Multi-Family | | | | | |
| 524 Westminster Ave. | 2,160,000 | Jul | 2 (5 + 3) | 2040 | 5200 | 1954 |
| 627 Indiana Ave. | 3,075,000 | Jul | 2 (7 + 6) | 3955 | 4803 | 2016 |
| 532 San Juan Ave. | 3,500,000 | Jul | 2 (2 + 2) | 1735 | 5201 | 1952 |
| 635 Santa Clara Ave. | 2,950,000 | Aug | 2 (4 + 2) | 1830 | 5182 | 1946 |
| 658 Westminster Ave. | 2,029,000 | Sep | 3 (6 + 4) | 2934 | 5202 | 1945 |
| 336 Rennie Ave. | 2,450,000 | Sep | 4 (6 + 5) | 3100 | 6380 | 1922 |
| 706 6 th Ave. | 2,902,000 | Sep | 3 (5 + 3) | 2761 | 5658 | 1927 |
| North of Rose | Single Family | | | | | |
| 241 7th Ave. | 1,910,000 | Aug | 3 + 3.00 | 1707 | 4234 | 1912 |
| East Venice | Single Family | | | | | |
| 2418 Glencoe Ave. | 1,350,000 | Jul | 3 + 2.00 | 1398 | 5846 | 1940 |
| 854 Commonwealth Ave. | 1,375,000 | Jul | 2 + 1.00 | 820 | 4400 | 1941 |
| 1216 Elm St. | 1,400,000 | Jul | 2 + 1.00 | 878 | 4400 | 1948 |
| 1390 Palms Blvd. | 1,605,000 | Jul | 3 + 1.75 | 1102 | 7306 | 1941 |
| 2431 Walnut Ave. | 1,630,000 | Jul | 3 + 1.75 | 1133 | 5827 | 1921 |
| 2211 Prospect Ave. | 1,925,000 | Jul | 3 + 1.50 | 1208 | 8530 | 1912 |
| 918 Indiana Ave. | 1,989,000 | Jul | 5 + 3.00 | 1884 | 4809 | 1962 |
| 1507 Louella Ave. | 2,255,000 | Jul | 3 + 2.75 | 1580 | 5954 | 1949 |
| 1163 Nelrose Ave. | 1,025,000 | Aug | 3 + 1.75 | 1288 | 4272 | 1914 |
| 854 Warren Ave. | 1,350,000 | Aug | 2 + 1.00 | 929 | 4402 | 1946 |
| 2030 Louella Ave. | 1,637,000 | Aug | 3 + 2.00 | 1240 | 5461 | 1947 |
| 1215 Carlton Way | 1,700,000 | Aug | 2 + 2.00 | 1409 | 6000 | 1952 |
| 946 Indiana Ave. | 2,300,000 | Aug | 3 + 2.00 | 1275 | 4809 | 1925 |
| 1062 Indiana Ave. | 2,390,000 | Aug | 4 + 3.00 | 2134 | 5557 | 1957 |
| 2031 Walnut Ave. | 2,475,000 | Aug | 4 + 3.00 | 2553 | 5077 | 1996 |
| 2141 Glencoe Ave. | 2,600,000 | Aug | 3 + 2.75 | 2523 | 5522 | 1927 |
| 2480 Louella Ave. | 2,895,000 | Aug | 4 + 2.75 | 2709 | 5199 | 2021 |
| 2428 Glyndon Ave. | 1,600,000 | Sep | 5 + 2.00 | 1960 | 5842 | 1964 |
| 1507 Glenavon Ave. | 1,650,000 | Sep | 2 + 3.50 | 856 | 5955 | 1949 |

| | | | | | | |
|-----------------------------|---------------------|-----|-----------|------|----------|------|
| 1011 Superba Ave. | 1,700,000 | Sep | 3 + 2.00 | 1619 | 4800 | 1926 |
| 1082 Amoroso Pl. | 1,770,000 | Sep | 3 + 1.00 | 1125 | 5869 | 1947 |
| 865 Flower Ave. | 1,860,000 | Sep | 4 + 2.75 | 1451 | 6564 | 1946 |
| 973 Lake St. | 1,900,000 | Sep | 2 + 2.00 | 1466 | 4828 | 1924 |
| 1078 Superba Ave. | 3,250,000 | Sep | 4 + 3.50 | 2390 | 4802 | 1941 |
| East Venice | Multi-Family | | | | | |
| 2457 Glencoe Ave. | 1,700,000 | Aug | 2 (5 + 4) | 2710 | 5848 | 1925 |
| 1205 Appleton Way | 1,603,000 | Sep | 2 (4 + 3) | 1725 | 3840 | 1946 |
| Condos | | | | | | |
| 615 Hampton Dr. #C304 | 1,600,000 | Sep | 2 + 2.00 | 1737 | Loft | 2004 |
| 680 Harbor St. #7 | 1,770,000 | Aug | 3 + 2.50 | 2316 | Townhome | 1986 |
| 235 Main St. #316 | 1,463,000 | Sep | 3 + 2.50 | 1746 | Loft | 1989 |
| 245 Main St. #214 | 970,000 | Aug | 2 + 1.75 | 1245 | Condo | 1989 |
| 255 Main St. #305 | 1,575,000 | Aug | 2 + 1.75 | 1745 | Loft | 1989 |
| 633 Mildred Ave. | 1,725,000 | Aug | 4 + 3.50 | 1980 | Townhome | 1981 |
| 2480 Penmar Ave. #3 | 965,000 | Aug | 2 + 2.50 | 1261 | Townhome | 1982 |
| 100 S. Venice Blvd. #5 | 965,000 | Jul | 2 + 2.00 | 976 | Condo | 1973 |
| 710 4 th Ave. #3 | 1,353,000 | Jul | 2 + 2.00 | 1639 | Townhome | 1992 |
| 314 5 th Ave. | 1,550,000 | Jul | 2 + 2.50 | 2264 | Townhome | 1992 |
| 30 Ave 25 #A | 1,036,000 | Aug | 1 + 1.00 | 738 | TIC | 1929 |

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 2021 third quarter single-family average price of \$2,436,880 based on 74 units sold is 6% higher than the third quarter of 2020 with 3 more units sold and is 5% higher than the second quarter of 2021 with 5 less units sold. During this quarter there were 31 (34 last quarter) \$1,000,000+, 27 (33 last quarter) \$2,000,000+, 10 (7 last quarter) \$3,000,000+, 4 (2 last quarter) \$4,000,000+, 1 (2 last quarter) \$5,000,000+, 1 (1 last quarter) \$6,000,000 single-family properties sold.

The Venice 2021 third quarter income average price of \$2,263,190 based on 26 units sold is 8% higher than the third quarter of 2020 with 38% more units sold and is 2% higher than the second quarter of 2021 with 27% more units sold. During this quarter there were 11 (11 last quarter) \$1,000,000+, 11 (5 last quarter) \$2,000,000+, 4 (2 last quarter) \$3,000,000+ and 0 (1 last quarter) \$4,000,000+ income properties sold. The figures do not include 427 Carroll Canal that sold for \$7,461,000. Also not included are the 5+ unit buildings (see stats).

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

Real Estate News You Can Use

Household Movers Act

To protect consumers, the Household Movers Act requires that those who transport household goods over California's public roads for compensation be licensed by the Bureau of Household Goods and Services (Bureau). The law also prevents anyone from aiding and abetting a household mover in violating the Household Movers Act (Bus. & Prof. Code sections 19237 & 19278). Doing business with an unlicensed mover can lead to substantial consumer harm. This can range from delayed delivery, missing or damaged items, and in the most serious cases, belongings that are held until the consumer agrees to pay more money. In some instances, consumers pay double or triple the initial agreed upon price only to never again see their belongings. Many of these movers deliver the household goods after the Bureau intervenes. However, the consumer must pursue civil remedies to recover any extra money paid to the mover.

It is also important to be aware that any person or business that provides moving services for compensation, even if they present themselves as operating a different type of business, must be licensed. This includes restoration companies and storage delivery companies. For more information about who must be licensed, please see the Bureau's publication "Moving Household Goods – Who Is Required to Hold A Permit?" If you have any questions about the permitting requirements related to movers or how to protect yourself from unscrupulous household movers, visit the Bureau of Household Goods and Services website or call (916) 999-2041.

Source: Dept. of Real Estate

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