



2022 Second Quarter Venice Real Estate



Presented by Betsy Goldman – Bulldog Realtors

ADDRESS	PRICE SOLD	DATE	BD/BA UNITS	SQUARE FEET	LOT SIZE	YEAR BUILT
Commercial						
2478 Lincoln Blvd.	1,450,000	Apr	Retail	835	3602	1948
1244 Abbot Kinney Blvd.	5,000,000	Apr	Ret./Res.	1260	2698	1959
1216-20-22 Abbot Kinney	7,100,000	Apr	Res.	3400	8084	1921
2501 Lincoln Blvd.	3,400,000	May	Office	1034	3699	1950
"	"	"	Parking	1750	1786	"
2805 Abbot Kinney Blvd.	3,500,000	Jun	Shp. Ctr.	6480	9710	1984
"	"	"	Parking		2983	"
"	"	"	Parking		3142	"
"	"	"	Parking		3583	"
1305 Abbot Kinney Blvd.	4,000,000	Jun	Restaurant	2605	3390	2016
5+ Unit Buildings						
34 Ozone Ave.	1,700,000	Apr	6 units	2536	2536	1964
38 Dudley Ave.	2,273,000	Apr	5 units	2943	2943	1921
40 Westminster Ave.	5,875,000	May	18 units	7691	7691	1912
14 Westminster Ave.	8,875,000	May	24 units	9350	9350	1912
Land						
40 Ozone Ave.	1,706,000	Apr			3561	
Beach Area						
Single Family						
2401 Ocean Front Walk	7,150,000	May	3 + 4.00	3815	2524	2003
2020 Alberta Ave.	2,995,000	Jun	3 + 3.50	2560	1575	2017
Beach Area						
Multi-Family						
40 S. Venice Blvd.	2,625,000	Apr	3 (4 + 6)	3011	4415	1977
Beach Walk Streets						
Single Family						
43 Ozone Ave. #A	2,900,000	Apr	3 + 3.50	1932	1565	2008
127 Breeze Ave.	2,485,000	May	4 + 3.50	2446	2252	
117 Park Pl.	2,695,000	Jun	4 + 4.00	2598	2250	2006
Beach Walk Streets						
Multi-Family						
38 Ozone Ave.	2,250,000	Apr	3 (3 + 3)	1562	3522	1907
21 Wavecrest Ave.	1,571,000	Apr	2 (6 + 4)	2160	2698	1980
21 Ave 23	1,846,000	Apr	2 (4 + 3)	2304	2641	1905
17 Sunset Ave.		Jun	4 (8 + 4)	2880	3664	1965
Canals						
Single Family						
2407 Eastern Canal	4,150,000	Apr	4 + 4.50	3409	2700	1998
432 Sherman Canal	2,900,000	May	3 + 3.00	2918	2852	1982
404 Linnie Canal	5,700,000	May	2 + 1.00	400	2848	1948
408 Linnie Canal	"	May	2 + 1.00	672	2849	1946
410 Linnie Canal	"	May			2849	
414 Linnie Canal	3,800,000	Jun	3 + 3.50	3078	2849	2001
434 Carroll Canal	4,200,000	Jun	3 + 3.00	2316	2850	1954
Canals						
Multi-Family						
442 Sherman Canal	2,525,000	May	3 (3 + 3)	1228	2850	1927
Canals Adjacent						
Single Family						
3011 Clune Ave.	2,025,000	May	4 + 2.00	2282	4821	1949
Canals Adjacent						
Multi-Family						
486 Carroll Ave.	1,910,000	Jun	3 (5 + 3)	1604	2701	1930
Windward Circle						
Single Family						
245 Windward Ave.	1,660,000	Apr	2 + 2.00	564	2850	1921
249 Windward Ave.	2,621,000	Apr	4 + 2.75	1915	2850	1921
419 Rialto Ave.	3,489,000	May	3 + 2.00	1617	2220	1926
225 Windward Ave.	2,225,000	Jun	2 + 2.00	1210	2850	1921
221 Windward Ave.	2,500,000	Jun	4 + 4.00	2312	2850	1920
241 Windward Ave.	2,800,000	Jun	3 + 3.00	2152	2850	1912
219 Horizon Ave.	3,060,000	Jun	5 + 3.00	2564	3060	2005
422 Rialto Ave.	3,225,000	Jun	4 + 3.00	2705	2551	1910
Windward Circle						
Multi-Family						

525 Venice Way	2,40,000	May	3 (4 + 5)	2673	4493	1947
Silver Triangle	Single Family					
2818 Ocean Ave.	1,950,000	Apr	2 + 1.50	943	3700	1942
2432 McKinley Ave.	2,600,000	Apr	3 + 2.00	1063	3551	1956
2429 Bryan Ave.	1,800,000	May	3 + 2.00	1405	3597	1950
2322 McKinley Ave.	1,940,000	May	3 + 2.00	1208	3603	1950
2924 Ocean Ave.	2,300,000	May	4 + 2.00	1663	3701	1946
2412 Bryan Ave.	3,665,000	May	4 + 3.00	2617	3900	2021
670 Oxford Ave.	5,650,000	May	4 + 3.30	3005	2848	2001
679 Washington Blvd.	2,050,000	Jun	3 + 3.00	2869	2499	1990
629 Mildred Ave.	2,800,000	Jun	3 + 3.50	2319	2001	2015
621 Mildred Ave.	3,595,000	Jun	3 + 3.50	2766	2001	2016
Silver Triangle	Multi-Family					
1704 Washington Way	1,940,000	Jun	3 (4 + 3)	2455	6204	1948
1708 Washington Way	2,140,000	Jun	3 (2 + 3)	1610	6204	1947
Milwood	Single Family					
2012 Linden Ave.	1,800,000	Apr	2 + 1.00	724	3600	1922
2027 Oakwood Ave.	2,360,000	Apr	3 + 3.00	1965	2656	1985
751 California Ct.	2,650,000	Apr	3 + 4.00	1991	2160	2016
2010 Linden Ave.	3,900,000	Apr	5 + 4.00	2090	7196	1922
924 Victoria Ave.	1,673,000	May	2 + 1.00	1282	4000	1922
1666 Electric Ave.	2,375,000	May	3 + 2.50	2156	3851	1913
818 Palms Blvd.	2,415,000	Jun	3 + 2.75	1310	5299	1923
722 Palms Blvd.	3,194,000	Jun	4 + 4.00	2478	5299	1928
Milwood	Multi-Family					
754 California Ave.	2,010,000	Jun	2 (3 + 2)	1511	5391	1924
706 California Ave.	2,263,000	Jun	3 (5 + 3)	2088	5366	1924
Inland Walk Streets	Single Family					
854 Marco Pl.	2,800,000	Apr	3 + 3.00	1552	3330	1913
734 Nowita Pl.	3,300,000	Apr	3 + 3.00	1864	2974	1950
707 Amoroso Pl.	3,695,000	May	4 + 5.00	2338	3166	1921
731 Nowita Pl.	1,915,000	Jun	2 + 1.00	814	3252	1922
President's Row	Single Family					
707 Angelus Pl.	1,750,000	Apr	2 + 1.00	768	4200	1949
814 Angelus Pl.	1,870,000	Apr	2 + 1.00	768	4211	1948
626 Woodlawn Ave.	3,900,000	Apr	4 + 4.00	3219	4189	2016
634 Crestmoore Pl.	1,800,000	May	2 + 1.50	1100	4205	1923
1002 Garfield Ave.	1,720,000	Jun	3 + 1.00	1125	4203	1947
817 Angelus Pl.	2,020,000	Jun	3 + 1.00	1040	3674	1924
President's Row	Multi-Family					
2828 Abbot Kinney Blvd.	1,200,000	Apr	3 (2 + 3)	1600	3003	1954
700 Angelus Pl.	2,170,000	Jun	4 (5 + 4)	2463	4210	1911
651 Crestmoore Pl.	2,281,000	Jun	2 (3 + 3)	2872	4200	2011
656 Crestmoore Pl.	2,395,000	Jun	2 (3 + 2)	1812	4206	1926
Oakwood	Single Family					
361 Rennie Ave.	1,100,000	Apr	1 + 1.00	684	3527	1941
905 5th Ave.	1,200,000	Apr	2 + 1.00	900	1350	1924
1034 Oakwood Ave.	1,550,000	Apr	1 + 1.00	876	3750	1941
653 Indiana Ave.	2,291,000	Apr	3 + 2.00	1600	4802	1952
417 Sunset Ave.	2,350,000	Apr	3 + 3.00	2950	2779	2017
661 San Juan Ave.	2,615,000	Apr	3 + 1.00	1348	5212	1908
630 Brooks Ave.	2,700,000	Apr	2 + 3.00	1933	5196	1948
657 Brooks Ave.	1,802,000	May	3 + 2.00	1320	5279	1948
418 Brooks Ave.	2,185,000	May	3 + 1.75	1238	5197	1910
543 Vernon Ave.	3,350,000	May	3 + 3.00	3150	4672	2009
620 Vernon Ave.	3,657,000	May	3 + 3.50	2383	4803	1923
645 Santa Clara Ave.	4,655,000	May	3 + 2.00	2650	5186	2016
662 Vernon Ave.	1,520,000	Jun	2 + 1.00	790	4802	1919
630 Westminster Ave.	1,830,000	Jun	2 + 1.00	788	5201	1920
325 Brooks Ave.	3,425,000	Jun	3 + 3.50	2766	2001	2016
Oakwood	Multi-Family					
412 Brooks Ave.	1,939,000	Apr	4 (4 + 4)	2355	4999	1964
636 Brooks Ave.	2,700,000	May	3 (8 + 3)	2868	4993	1926
705 6th Ave.	3,120,000	May	3 (8 + 3)	2903	5670	1924
1025 Pleasantview Ave.	3,150,000	May	3 (8 + 7)	2801	4180	1977
North of Rose	Single Family					

221 Dimmick Ave.	1,847,000	Apr	2 + 1.50	1096	4131	1949
221 Bernard Ave.	2,320,000	Apr	4 + 2.00	1410	4230	1947
246 Dimmick Ave.	2,650,000	Jun	3 + 2.00	1747	4140	1947
North of Rose	Multi-Family					
242 Dimmick Ave.	1,130,000	Jun	2 (4 + 2)	1612	4140	1948
241 5 th Ave.	1,758,000	Jun	2 (2 + 2)	1700	4127	1927
East Venice	Single Family					
919 Indiana Ave.	1,300,000	Apr	2 + 1.00	889	4808	1941
2453 Louella Ave.	1,300,000	Apr	3 + 2.00	1246	5849	1922
2435 Penmar Ave.	2,100,000	Apr	4 + 4.50	2339	1166	2022
1015 Victoria Ave.	2,150,000	Apr	5 + 7.00	5400	10412	1922
1316 Preston Way	2,600,000	Apr	2 + 2.00	1436	6876	1932
1252 Preston Way	2,850,000	Apr	4 + 2.00	2532	10891	1926
955 Indiana Ave.	3,269,000	Apr	4 + 3.50	2474	4810	1948
2201 Walnut Ave.	3,400,000	Apr	4 + 4.00	2417	4518	2016
2124 Walnut Ave.	3,700,000	Apr	5 + 3.00	2835	5770	2009
1506 Walnut Ave.	3,860,000	Apr	4 + 5.00	3585	5946	2017
2477 Louella Ave.	4,500,000	Apr	4 + 4.50	4145	5848	1921
1171 Nelrose Ave.	2,150,000	May	4 + 3.00	1837	4401	1928
1518 Glyndon Ave.	2,450,000	May	3 + 2.00	1900	5954	1949
1377 Rose Ave.	2,720,000	May	5 + 5.00	3969	5000	1954
1301 Preston Way	4,275,000	May	4 + 4.00	3490	6441	2008
1519 Louella Ave.	4,475,000	May	4 + 4.50	3376	5954	2017
820 Appleby St.	1,600,000	Jun	3 + 2.00	1236	5001	1951
2207 Prospect Ave.	1,675,000	Jun	2 + 1.25	1516	4705	1940
1013 Amoroso Pl.	1,879,000	Jun	2 + 1.50	920	4349	1952
2312 Penmar Ave.	2,020,000	Jun	3 + 2.00	1423	6236	1948
2464 Glyndon Ave.	2,500,000	Jun	3 + 4.00	2535	5843	2008
932 Rose Ave.	2,800,000	Jun	3 + 3.00	1955	6250	1961
1233 Vienna Way	4,315,000	Jun	4 + 4.50	8002	10893	2014
Condos						
11201 Abbot Kinney #3	2,295,000	May	2 + 2.50	1757	Townhome	2005
1121 Abbot Kinney #4	2,570,000	Jun	2 + 2.50	1757	Townhome	2005
2500 Abbot Kinney #17	1,010,000	Apr	2 + 2.50	924	Townhome	1985
2500 Abbot Kinney #23	905,000	May	2 + 2.50	935	Townhome	1985
25 Brooks Ave.	2,450,000	May	2 + 2.50	1844	Townhome	2002
408 Brooks Ave.	1,652,000	May	3 + 2.50	1833	Townhome	1992
845 Brooks Ave.	875,000	May	2 + 2.00	984	Condo	1989
1113 Electric Ave. #4	1635,000	Apr	1 + 1.50	1210	Loft	2000
1113 Electric Ave. #11	1,700,000	Apr	1 + 1.00	1210	Loft	2000
633 Flower Ave. #3	1,621,000	May	3 + 2.75	1810	Townhome	1991
815 Hampton Dr. #9	1,825,000	Apr	1 + 1.50	1720	Loft	2008
235 Main St. #222	1,290,000	Apr	2 + 2.50	1505	Condo	1989
245 Main St. 210	1,025,000	Apr	2 + 1.75	1188	Condo	1989
255 Main St. #103	990,000	May	2 + 1.75	1188	Condo	1989
255 Main St. #201	1,200,000	May	2 + 1.75	1443	Condo	1989
700 Main St. #10	1,615,000	May	2 + 2.00	1948	Loft	2008
700 Main St. #3	1,470,000	May	2 + 1.75	1660	Loft	2008
3009 Ocean Front Walk	2,840,000	Jun	2 + 2.00	1580	Townhome	2008
2008 Penmar Ave.	1,830,000	May	3 + 3.00	2007	Townhome	1996
100 S. Venice Blvd. #9	1,300,000	May	2 + 2.00	911	Condo	1973
2437 Walnut Ave.	2,022,000	Apr	3 + 3.50	2181	Townhome	2015
461 Washington #101	1550,000	May	3 + 3.00	1983	Townhome	1991
29 Ave 28 #101	2,405,000	May	3 + 2.50	2003	Townhome	2003
29 Ave 28 #102	2,050,000	May	3 + 2.50	2003	Townhome	2003

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 2022 second quarter single-family average price of \$2,755,480 based on 88 units sold is 16% higher than the second quarter of 2021 with 10% more units sold and is 3% lower than the first quarter of 2022 with 28% more units sold. During this quarter there were 23 (15 last quarter) \$1,000,000+, 35 (28 last quarter) \$2,000,000+, 20 (17 last quarter) \$3,000,000+, 7 (3 last quarter) \$4,000,000+, 2 (1 last quarter) \$5,000,000+ and 1 (0 last quarter) \$7,000,000+ single-family properties sold.

The Venice 2022 second quarter income average price of \$2,230,950 based on 22 units sold is almost the same as the second quarter of 2021 with 14% more units sold and is 6% higher than the first quarter of 2022 with 21% less units sold. During this quarter there were 7 (14 last quarter) \$1,000,000+, 13 (12 last quarter) \$2,000,000+, 2 (2 last quarter) \$3,000,000+ and 0 (0 last quarter) \$4,000,000+ income properties sold. Not included are the 5+ unit buildings (see stats).

Real Estate News You Can Use

California Mortgage Relief Program

In December 2021, the State launched the California Mortgage Relief Program to aid homeowners who fell behind on their housing payments due to financial hardships experienced during the COVID-19 pandemic. The program is funded by the 2021 American Rescue Plan Act's Homeowner Assistance Fund and administered by the California Housing Finance Agency Homeowner Relief Corporation.

The California Mortgage Relief Program is expanding to help homeowners who may be current on their mortgage payments but are delinquent on property tax payments. Eligible homeowners could receive up to \$20,000 to cover past-due property tax payments.

There is no cost to apply, and the funds never have to be paid back.

Applicants seeking property tax relief must meet all the following criteria:

- Faced a pandemic-related financial hardship due to the COVID-19 pandemic after January 21, 2020.
- Household income at or below 100 percent of their county's Area Median Income.
- Missed one property tax payment before June 13, 2022.
- Only own and occupy one property in California as their primary residence.
- Own a single-family home, condominium, or permanently affixed manufactured home.

Homeowners can check their eligibility, apply for property tax relief, and obtain information in several additional languages at <https://CaMortgageRelief.org>. For assistance, please contact (888) 840-2594 or info@camortgagerelief.org. Homeowners may also sign up for the program's e-newsletter for notification when applications open.

Source: LA County Treasurer and Tax Collector

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

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