

The List of All Venice Sales in January

SINGLE FAMILY SALES . JANUARY 2012

STREET	BDM	BTH	SQ.FT	YR.BLT	LOT.SZ	SALE PRICE
VERNON AVE	3	1	1138	1952	4800	\$592,500
SUPERBA AVE	3	1	1460	1926	4796	\$620,000
ROSE AVE	4	3	2006	1957	6273	\$650,000
GRAYSON AVE	2	1	915	1950	5220	\$723,430
INDIANA AVE	3	3	2670	1925	4800	\$1,099,033
APPLETON WAY	3	2	1492	1954	10962	\$1,285,000
HORIZON AVE	3	3	2218	2011	2265	\$1,600,000
SHERMAN CANAL	2	1	880	1923	5698	\$2,675,000
TOTAL SALES						\$9,244,963
AVERAGE SALE PRICE						\$1,155,620
AVERAGE \$ PER SQ.FT						\$723

RESIDENTIAL INCOME SALES . JANUARY 2012

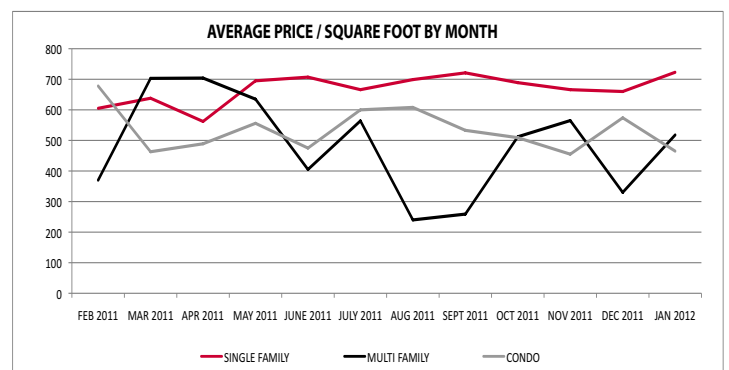
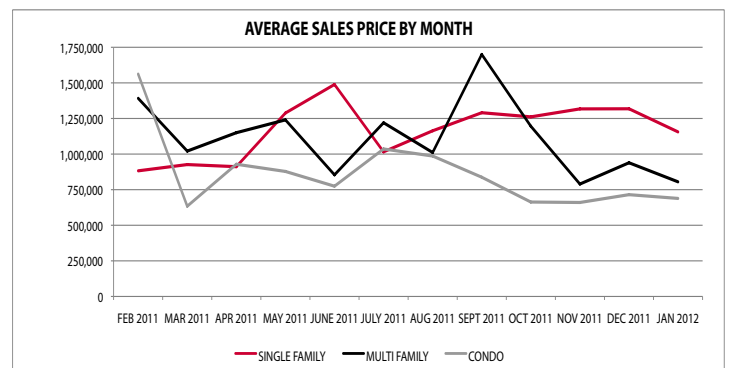
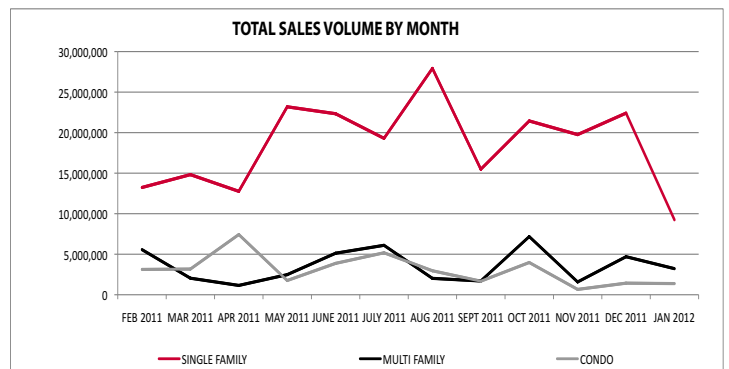
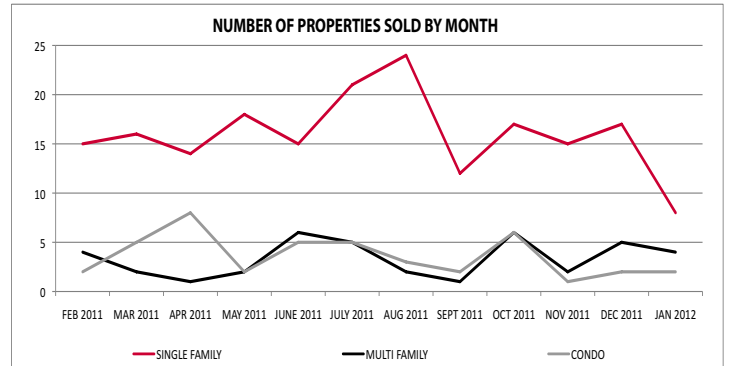
STREET	# UNITS	BDM	BTH	SQ.FT	YR.BLT	LOT.SZ	SALE PRICE
BROADWAY ST	2	3	3	1360	1905	4629	\$545,000
CABRILLO AVE	2	2	2	1056	1922	2550	\$780,000
CRESTMORE PL	2	5	2	1640	1946	4200	\$885,000
S VENICE BLVD	5	3	5	2162	1962	3195	\$1,010,000
TOTAL SALES							\$3,220,000
AVERAGE SALE PRICE							\$805,000
AVERAGE \$ PER SQ.FT							\$518

CONDOMINIUM SALES . JANUARY 2012

STREET	BDM	BTH	SQ.FT	YR.BLT	SALE PRICE
MAIN ST	2	2.5	1505	1989	\$650,000
N VENICE	2	2	1456	1983	\$727,000
TOTAL SALES					\$1,377,000
AVERAGE SALE PRICE					\$688,500
AVERAGE \$ PER SQ.FT					\$465

Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.

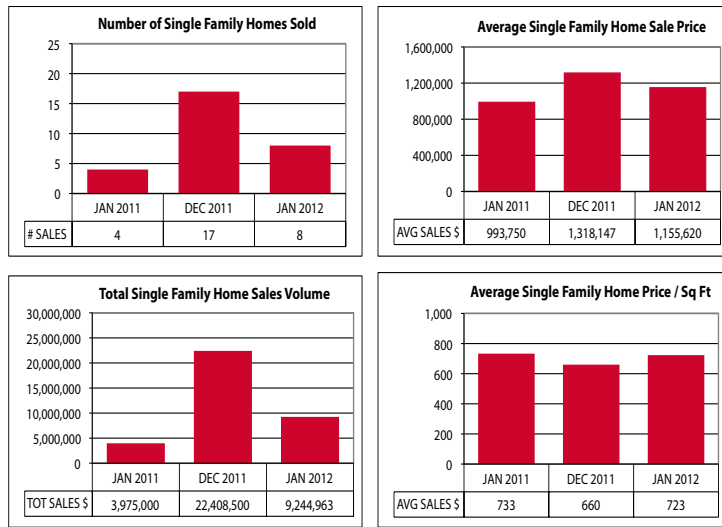
A Comparison of the Sales Statistics for All Property Types for the Past Year



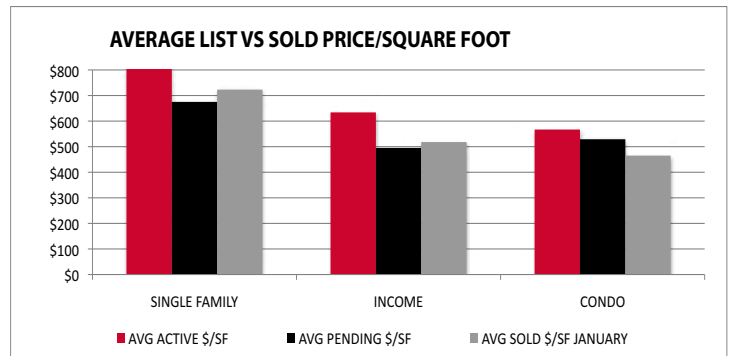
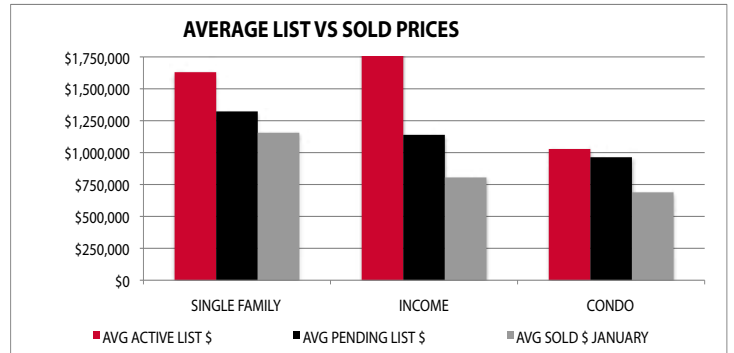
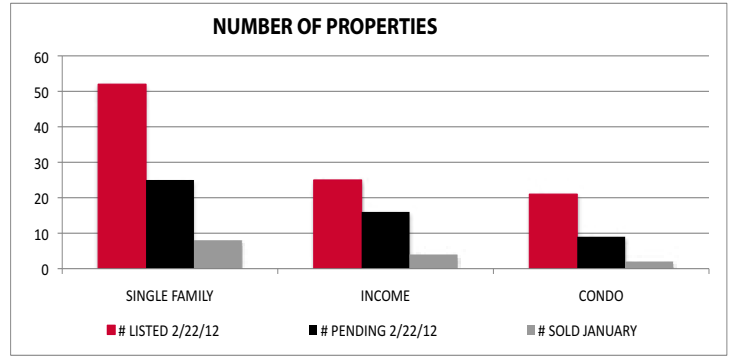
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January Home Sales Stats As Compared to Last Month and a Year Ago



Active and Pending Listings vs Last Month's Sales



Past 3 Years Look at Single Family Stats by Quarter



About My Stats ...

WHY MY STATISTICS ARE MORE ACCURATE than either those from the Multiple Listing Service or the Los Angeles County Tax Records (used for the Los Angeles Times reports) ... First of all, I must state, no sources are absolutely perfectly accurate (even mine) !!! However, by merging the data from both of the sources, the resulting data is much more accurate. The accuracy of any statistics is solely dependent upon the accuracy input data. The MLS inaccuracies are, for the most part, a result of agent input errors ... wrong property type, inaccurate sale date, wrong MLS-defined area, missing square footage, and duplicate MLS entries. The County Records (obtained from CoreLogic®, a paid service) often do not report the sales price and, therefore, those sales are not included in their stats. Additionally, there are a number of properties that sell without a Realtor® which are discovered in CoreLogic®; but do not show in the MLS stats.



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