

The List of All Venice Sales in January

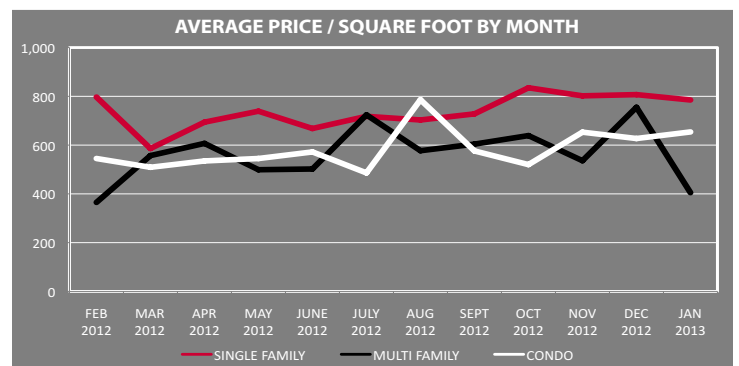
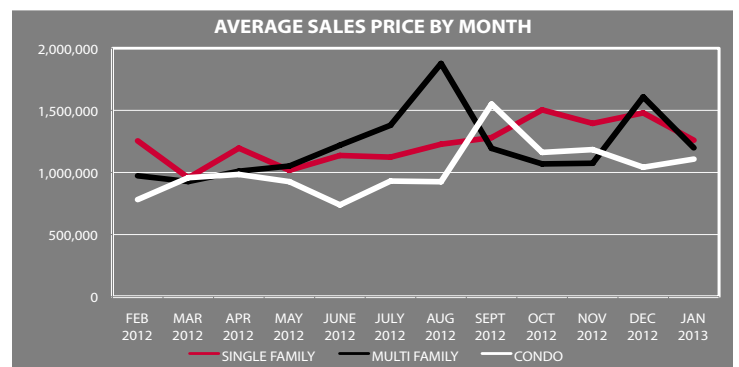
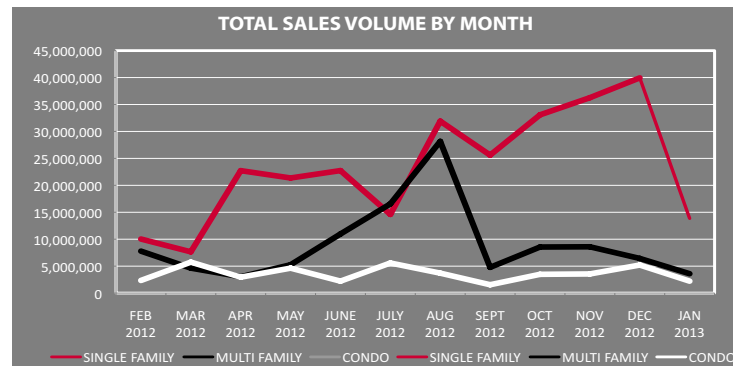
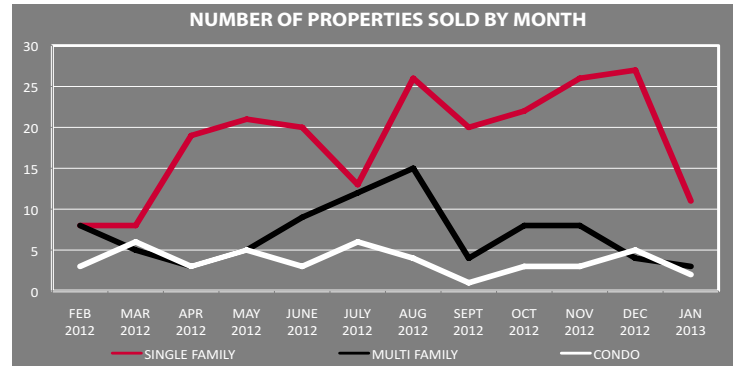
SINGLE FAMILY SALES . JANUARY . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WALNUT AVE	3	2	1713	1949	5946	\$884,500
NOWITA PL	3	2	1156	1921	2975	\$900,000
GARFIELD AVE	3	2	1215	1939	4206	\$902,000
INDIANA AVE	3	2	1330	1952	4802	\$945,000
GRAND	2	2	1236	1912	2701	\$1,025,000
INDIANA AVE	4	2	1640	1957	4990	\$1,100,000
CLEMENT AVE	3	2	1138	1950	3600	\$1,257,000
INDIANA AVE	3	2	1245	1954	4801	\$1,325,000
MAIN ST	2	1	814	1921	3105	\$1,415,000
BEACH AVE	3	2.75	2215	2011	2699	\$1,550,000
MILWOOD AVE	4	4.5	3941	2007	4375	\$2,550,000
TOTAL SALES						\$13,853,500
AVERAGE SALE PRICE						\$1,259,409
AVERAGE \$ PER SQ FT						\$785

RESIDENTIAL INCOME SALES . JANUARY . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RENNIE AVE	2	4	2	1729	1910	6378	\$845,000
OCEAN AVE	3	4	5	2712	1970	2701	\$1,225,000
CANAL ST	2	6	4	4445	1986	3001	\$1,525,000
TOTAL SALES							\$3,595,000
AVERAGE SALE PRICE							\$1,198,333
AVERAGE \$ PER SQ FT							\$405

CONDOMINIUM SALES . JANUARY . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
MAIN ST	1	2	1670	2008		\$1,040,000
MAIN ST	1	2	1719	2008		\$1,175,000
TOTAL SALES						\$2,215,000
AVERAGE SALE PRICE						\$1,107,500
AVERAGE \$ PER SQ FT						\$654

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

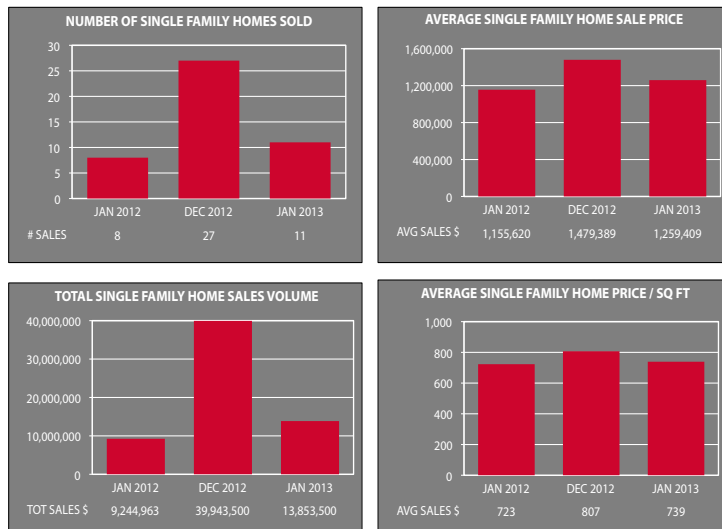
A Comparison of the Sales Statistics for All Property Types for the Past Year



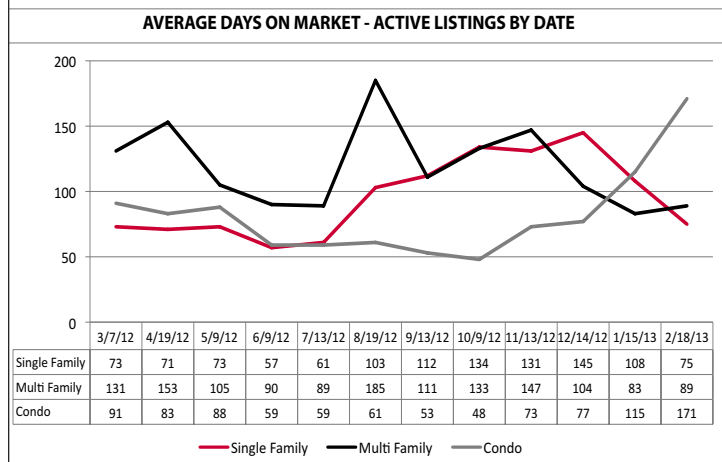
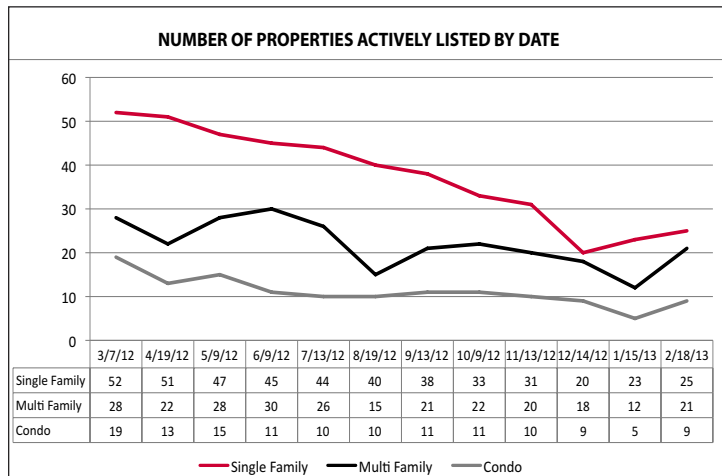
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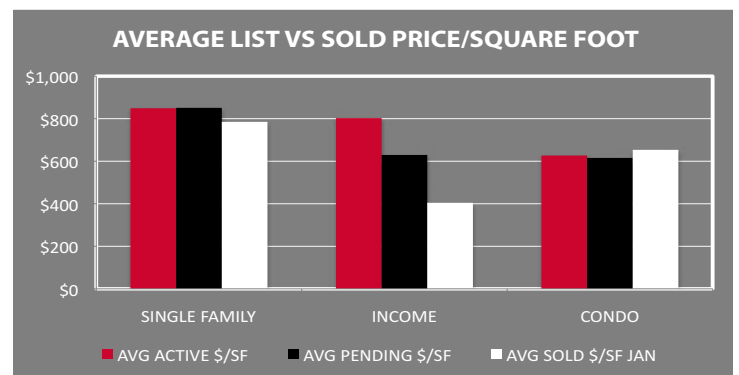
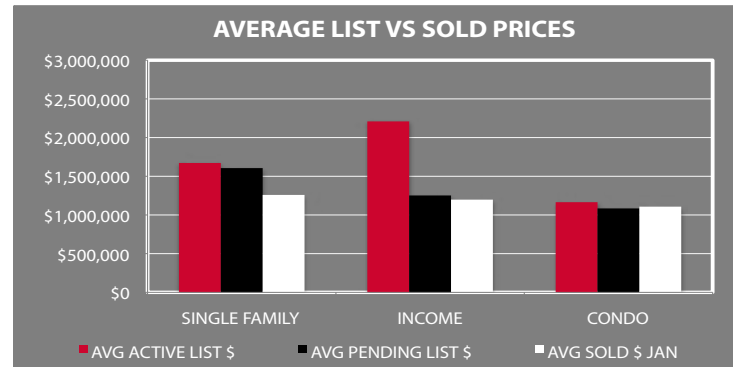
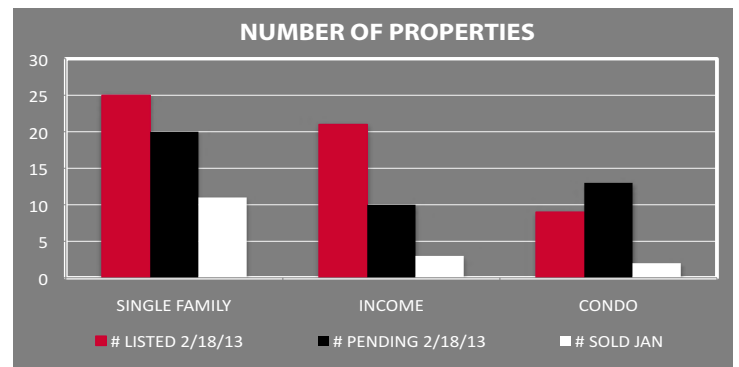
January Home Sales Stats As Compared to Last Month and a Year Ago



Past Year's Look at the Number of Properties Actively Listed and the Days on Market for All Property Types



Active and Pending Listings vs Last Month's Sales



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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