

The List of All Venice Sales in February

SINGLE FAMILY SALES . FEBRUARY . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARR ST	2	1	479	1959	1605	\$551,064
WALNUT AVE	1	1	832	1921	5846	\$650,000
BROOKS AVE	2	1	720	1947	5195	\$695,000
RIALTO AVE	5	3	2645	1910	2616	\$1,107,000
7TH AVE	3	3	1781	2009	2610	\$1,345,000
MILWOOD AVE	2	1	852	1920	5400	\$1,400,000
CABRILLO AVE	3	3	1776	1957	2570	\$1,581,000
NAVY ST	3	3	3500	1905	3256	\$2,705,454
TOTAL SALES						\$10,034,518
AVERAGE SALE PRICE						\$1,254,315
AVERAGE \$ PER SQ FT						\$797

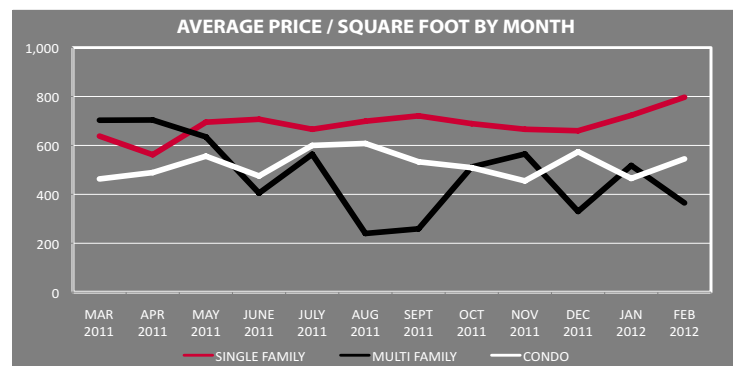
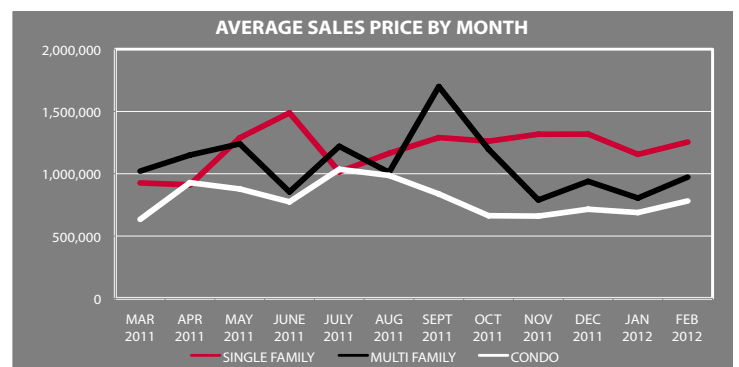
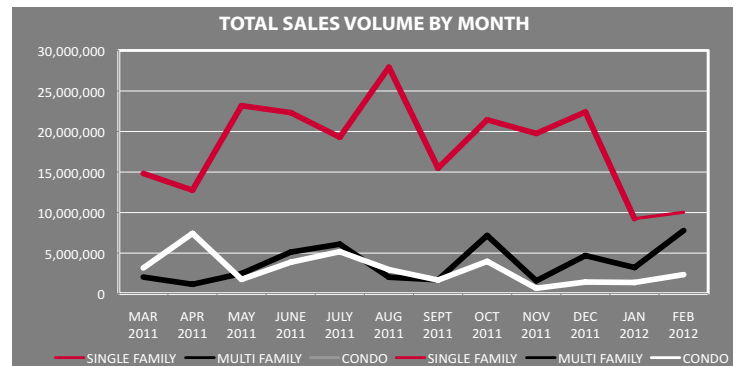
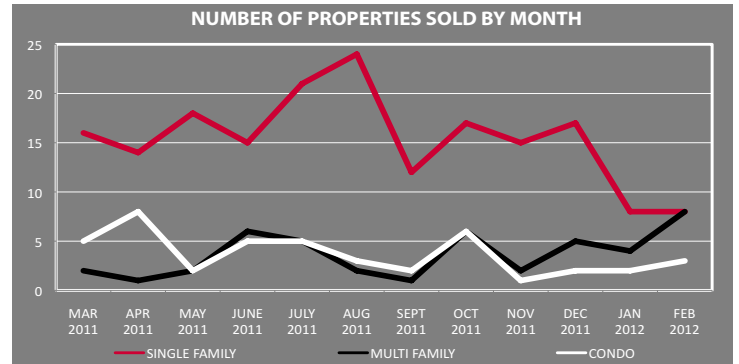
RESIDENTIAL INCOME SALES . FEBRUARY . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2439 WALNUT AVE	2	2	2	936	1921	5837	\$500,000
819 COMMONWEALTH	2	2	2	1271	1928	4200	\$550,000
426 BROADWAY ST	4	4	4	2170	1924	5183	\$900,000
406 ROSE AVE	3	7	6	3110	1955	5240	\$1,000,000
2916 PACIFIC AVE	2	5	5	2844	1978	2850	\$1,010,000
1315 PALMS	2	6	6	4312	1988	10962	\$1,170,000
2230 PENMAR AVE	6	7	6	3504	1949	5410	\$1,300,000
841 VICTORIA AVE	2	4	4	3186	1980	3913	\$1,355,000
TOTAL SALES							\$7,785,000
AVERAGE SALE PRICE							\$973,125
AVERAGE \$ PER SQ FT							\$365

CONDOMINIUM SALES . FEBRUARY . 2012					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY	2	3	886	1985	\$325,000
BROADWAY ST	2	2	1303	1991	\$670,000
PALOMA AVE	3	3	2115	1994	\$1,350,000
TOTAL SALES					\$2,345,000
AVERAGE SALE PRICE					\$781,667
AVERAGE \$ PER SQ FT					\$545

COMMERCIAL . FEBRUARY . 2012				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
609 ROSE AVE	4205	1972	5837	\$1,750,000

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

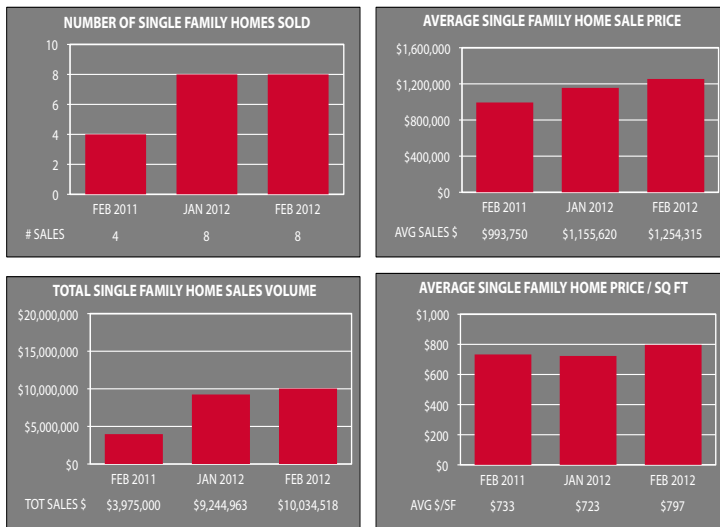
A Comparison of the Sales Statistics for All Property Types for the Past Year



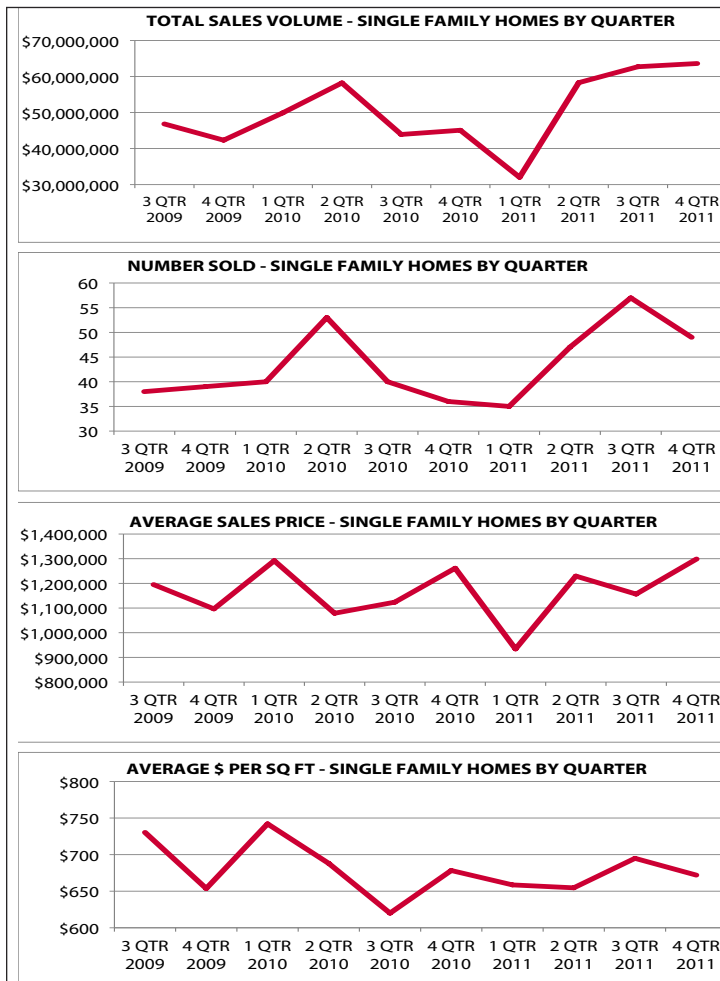
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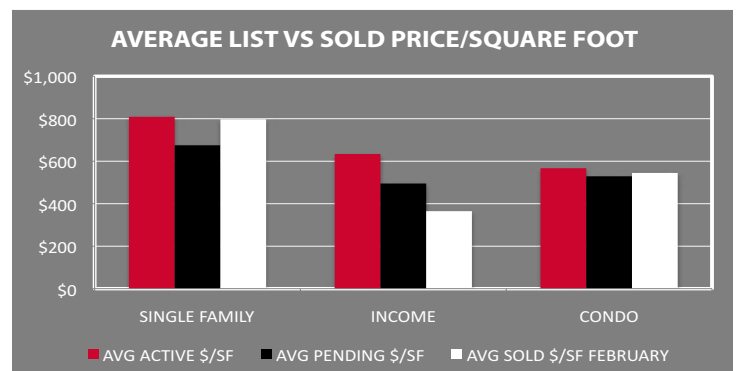
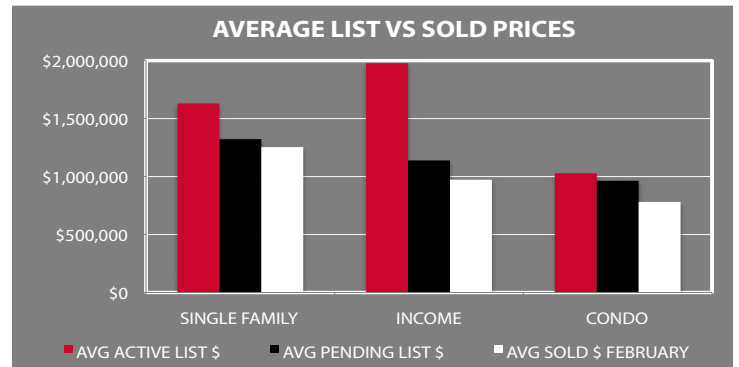
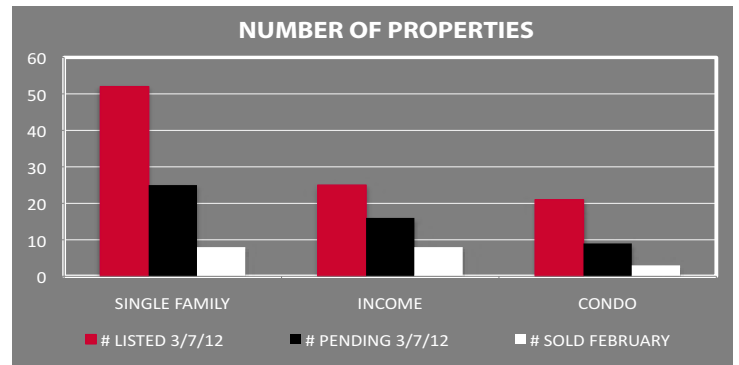
February Home Sales Stats As Compared to Last Month and a Year Ago



Past 3 Years Look at Single Family Stats by Quarter



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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