

The List of All Venice Sales in February

SINGLE FAMILY SALES . FEBRUARY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MILDRED AVE	2	1	789	1960	1,999	\$850,000
HARRISON AVE	2	2	1230	1940	4,199	\$956,000
OCEAN AVE	2	1	832	1949	3687	\$1,150,000
INDIANA AVE	4	2	1804	1956	5,886	\$1,229,000
BROADWAY ST	3	1	998	1954	5196	\$1,250,000
CLOY AVE	3	2	1317	1975	3,777	\$1,425,000
AMOROSO PL	2	1	944	1925	3,330	\$1,500,000
CABRILLO AVE	3	3	1486	1910	2,553	\$1,670,000
PARK CT	2	2.5	2200	2013	1,790	\$2,000,000
OCEAN FRONT WALK	3	4	3408	2003	2,519	\$4,505,000
TOTAL SALES						\$16,535,000
AVERAGE SALE PRICE						\$1,653,500
AVERAGE \$ PER SQ FT						\$1,102

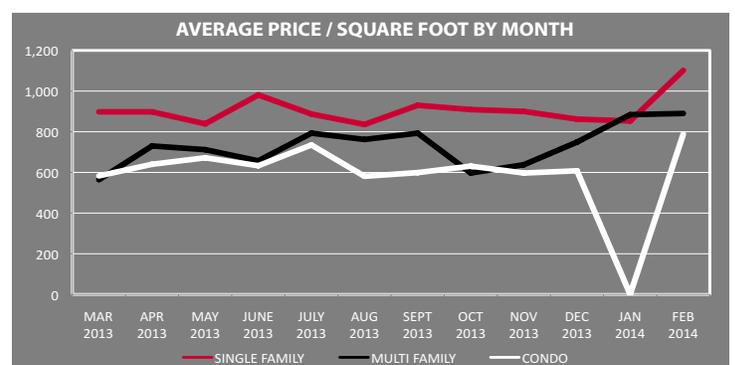
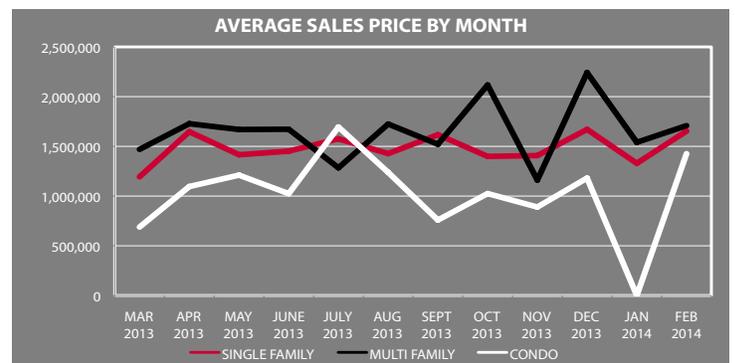
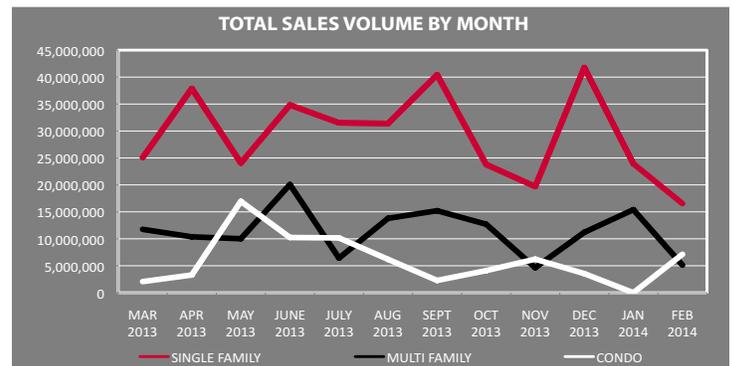
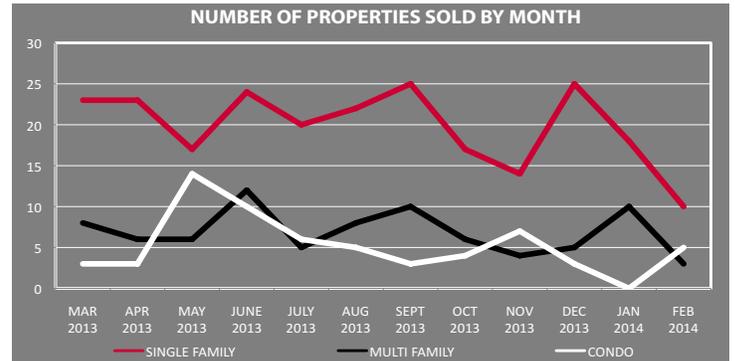
RESIDENTIAL INCOME SALES . FEBRUARY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VICTORIA AVE	2	4	3	1778	1977	3,995	\$1,275,000
VERNON AVE	3	8	4	2736	1906	6,011	\$1,700,000
PALMS	2	3	2	1247	1914	5,400	\$2,150,000
TOTAL SALES							\$5,125,000
AVERAGE SALE PRICE							\$1,708,333
AVERAGE \$ PER SQ FT							\$890

CONDOMINIUM SALES . FEBRUARY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY		2	3	910	1985		\$499,000
PACIFIC AVE		2	2	1541	1986		\$930,000
HARBOR ST		3	3	2111	1986		\$1,179,000
BROOKS AVE		2	2.5	1844	2002		\$1,925,000
OCEAN FRONT WALK		3	3.5	2650	1990		\$2,600,000
TOTAL SALES							\$7,133,000
AVERAGE SALE PRICE							\$1,426,600
AVERAGE \$ PER SQ FT							\$788

VACANT LAND SALES . FEBRUARY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MILDRED AVE						6,001	\$2,250,000

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

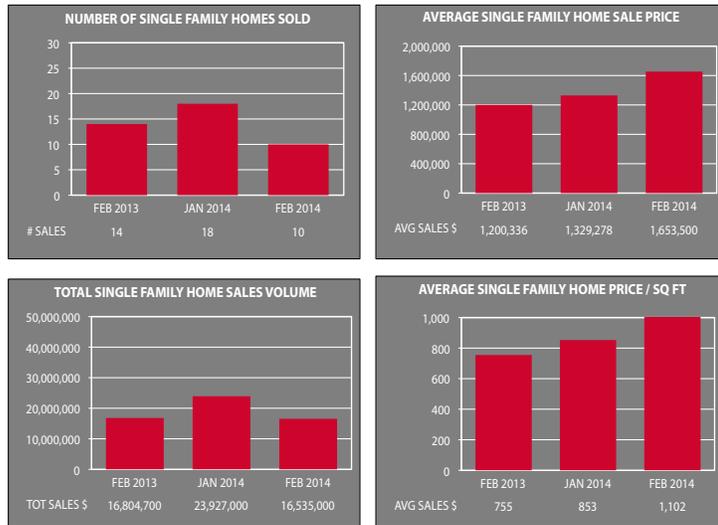
A Comparison of the Sales Statistics for All Property Types for the Past Year



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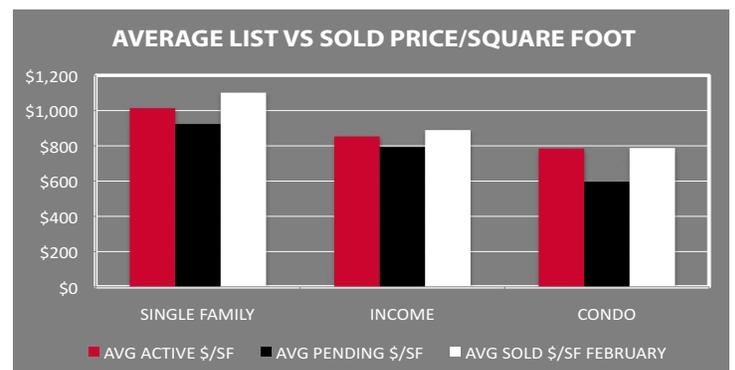
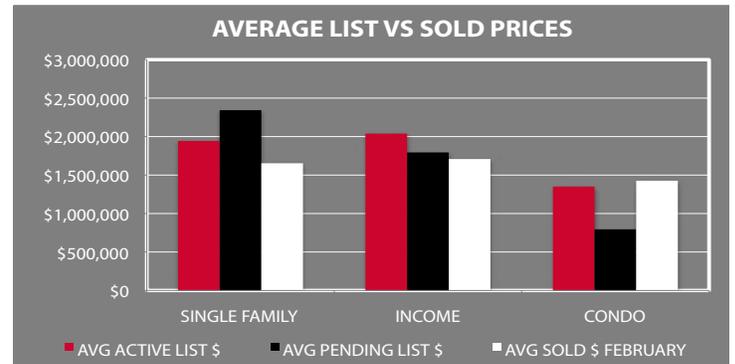
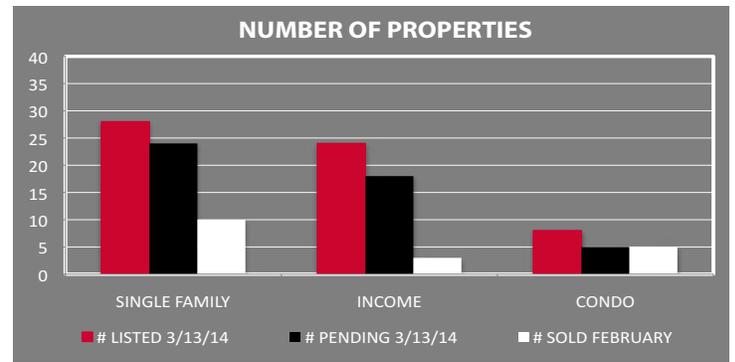
February Home Sales Stats As Compared to Last Month and a Year Ago



Comparison Stats of February Sales with Last Month and Previous Year for All Property Types

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Feb-14	1,599,611	1,552,000	965
	Change	14%	21%	12%
	Jan-14	1,404,714	1,287,500	865
	Feb-14	1,599,611	1,552,000	965
	Change	26%	24%	30%
	Feb-13	1,273,335	1,250,000	744
SINGLE FAMILY	Feb-14	1,653,500	1,337,500	1,102
	Change	24%	22%	29%
	Jan-14	1,329,278	1,100,000	853
	Feb-14	1,653,500	1,337,500	1,102
	Change	38%	13%	46%
	Feb-13	1,200,336	1,185,000	755
RES INCOME	Feb-14	1,708,333	1,700,000	890
	Change	11%	27%	1%
	Jan-14	1,540,500	1,340,000	884
	Feb-14	1,708,333	1,700,000	890
	Change	16%	49%	25%
	Feb-13	1,471,750	1,143,500	711
CONDOMINIUM	Feb-14	1,426,600	1,179,000	788
	Change	~	~	~
	Jan-14	0	0	0
	Feb-14	1,426,600	1,179,000	788
	Change	3%	-15%	5%
	Feb-13	1,387,500	1,387,500	748

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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