

The List of All Venice Sales in March

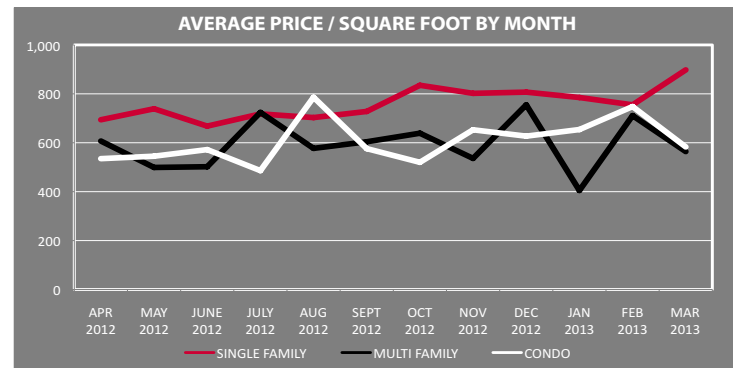
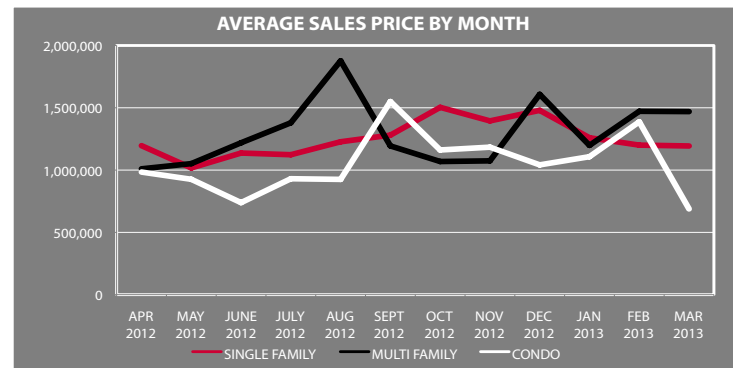
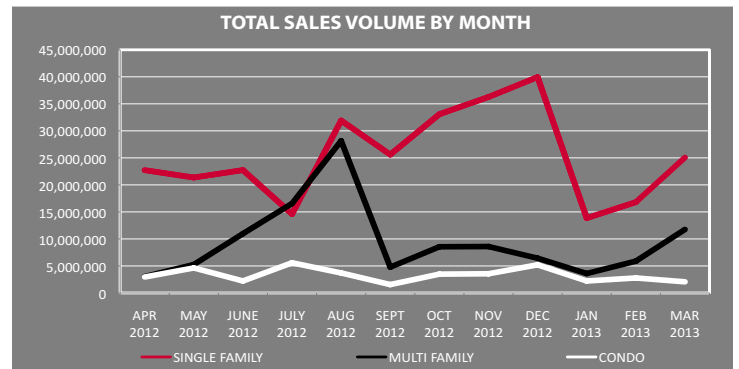
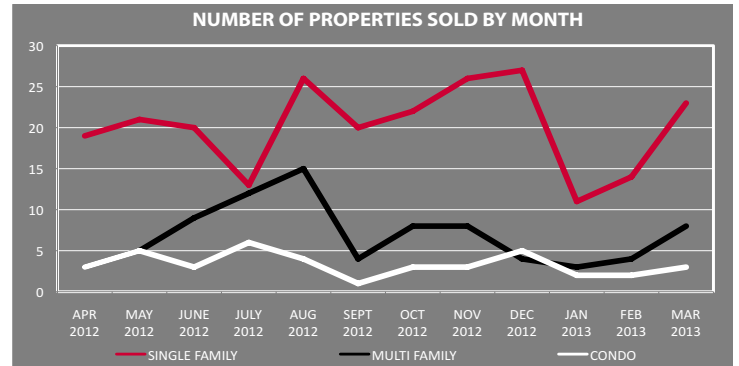
SINGLE FAMILY SALES . MARCH . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALMS BLVD	2	1	892	1951	6061	\$600,000
ROSE AVE	3	1	1029	1946	5205	\$668,000
SUNSET AVE	3	1	664	1924	4801	\$700,000
AMOROSO PL	2	1	910	1925	5868	\$800,000
MILDRED AVE	2	1	630	1954	1999	\$810,000
COEUR D ALENE AVE	2	1	905	1924	4199	\$856,000
NOWITA PL	2	1	918	1941	4776	\$942,000
LINDEN AVE	2	1	724	1922	3587	\$950,000
COMMONWEALTH AVE	3	2	1796	1927	6252	\$950,000
INDIANA AVE	3	2	1529	1951	5150	\$975,000
LAKE ST	4	2	1640	1957	5168	\$1,095,000
THORNTON PL	2	1	936	1965	4679	\$1,200,000
INDIANA AVE	3	2	1325	1948	4796	\$1,235,000
WALNUT AVE	3	2	1462	1950	5596	\$1,240,000
SUPERBA AVE	2	3	1310	1923	3149	\$1,400,000
OCEAN AVE	4	2.5	2200	1948	2504	\$1,425,000
ALTAIR PL	1	1	723	1934	2694	\$1,450,000
PALOMA AVE	3	2.5	2115	1994	7800	\$1,567,500
CRESTMORE PL	2	2.5	1774	1948	4199	\$1,625,000
NOWITA PL	3	3	2100	2000	3399	\$2,100,000
CARROLL CANAL	3	2.5	2316	1954	2849	\$2,475,000
HOWLAND CANAL	1	2	738	1956	2855	N/A
MAIN ST	2	2	6769	1962	6436	N/A
TOTAL SALES						\$25,063,500
AVERAGE SALE PRICE						\$1,193,500
AVERAGE \$ PER SQ FT						\$898

RESIDENTIAL INCOME SALES . MARCH . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BROOKS AVE	2	5	3	2148	1920	5278	\$790,000
CABRILLO AVE	2	1	2	952	1946	2549	\$900,000
CALIFORNIA AVE	2	4	2	1628	1953	5387	\$1,050,000
23RD AVE	2	0	2	800	1952	2641	\$1,330,000
THORNTON AVE	2	4	3	2453	1905	3593	\$1,520,000
WAVECREST AVE	2	3	2.5	2111	1904	2700	\$1,565,000
HORIZON AVE	10	4	10	7394	3823	5453	\$2,300,000
VENICE WAY	4	8	4	3362	1947	5923	\$2,301,000
TOTAL SALES							\$11,756,000
AVERAGE SALE PRICE							\$1,469,500
AVERAGE \$ PER SQ FT							\$564

CONDOMINIUM SALES . MARCH . 2013					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
PENMAR AVE	2	3	1261	1982	\$465,000
MAIN ST	2	2	1188	1989	\$675,000
ELECTRIC AVE	1	1	1096	2000	\$925,000
TOTAL SALES					\$2,065,000
AVERAGE SALE PRICE					\$688,333
AVERAGE \$ PER SQ FT					\$583

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

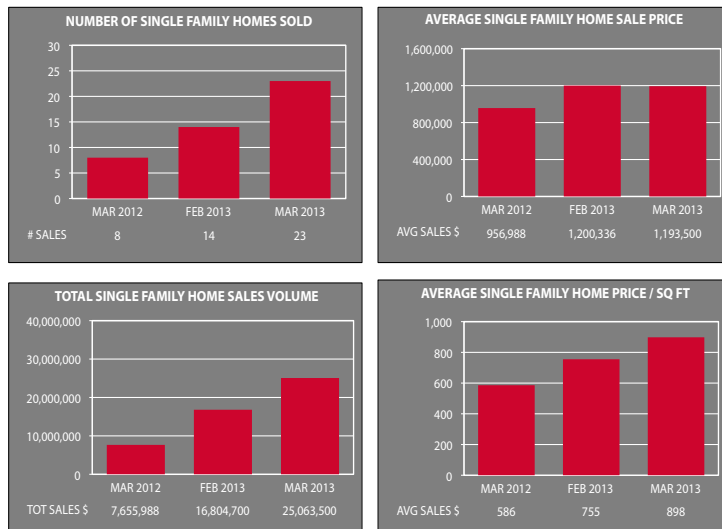
A Comparison of the Sales Statistics for All Property Types for the Past Year



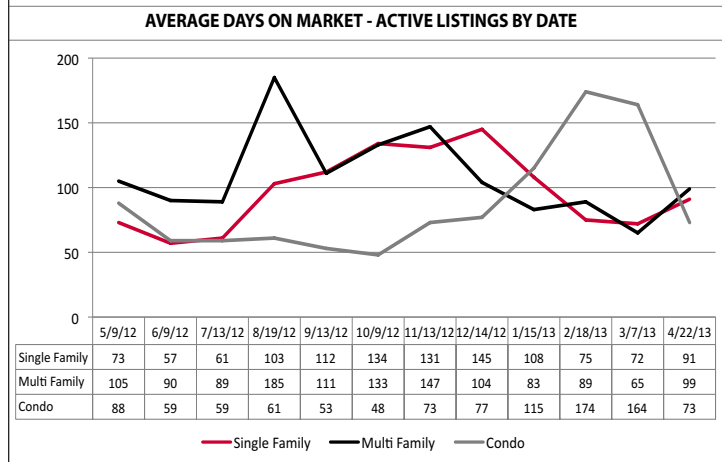
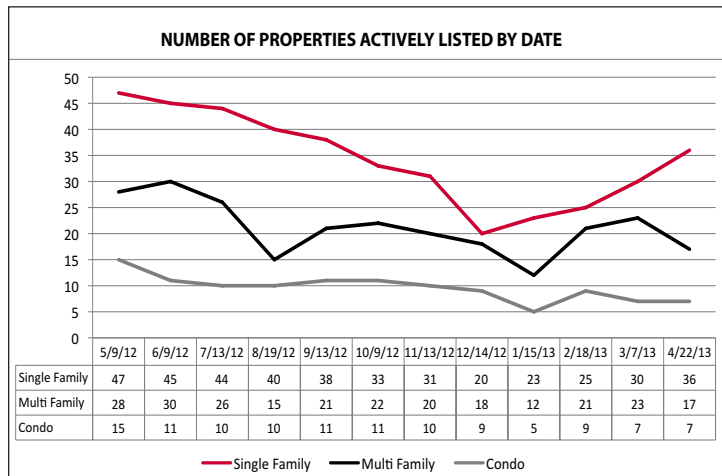
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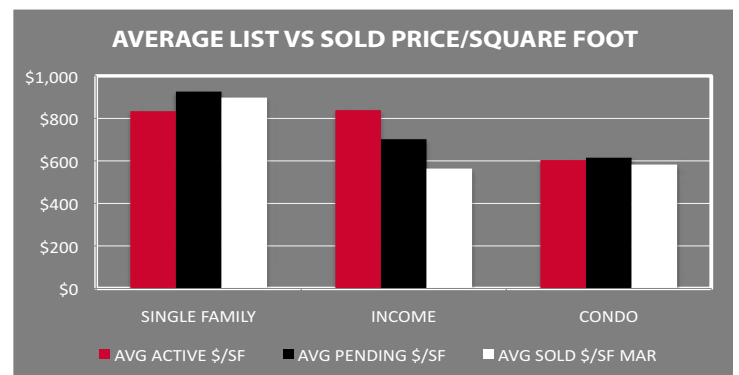
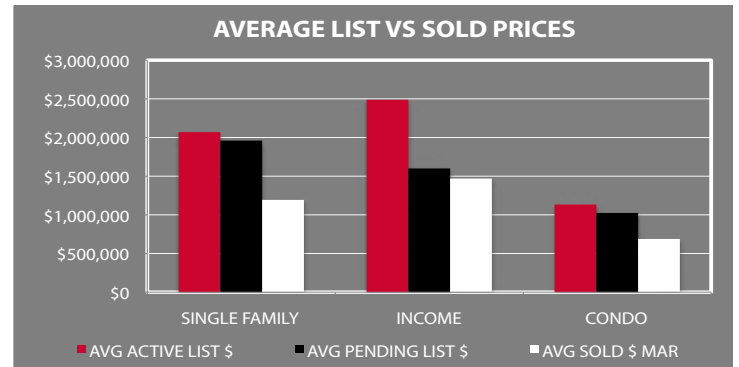
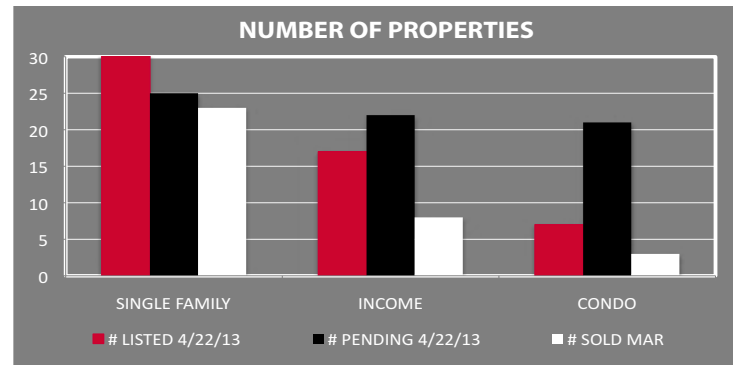
March Home Sales Stats As Compared to Last Month and a Year Ago



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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