

The List of All Venice Sales in April

SINGLE FAMILY SALES . APRIL . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
6TH AVE	2	2	995	1911	1983	\$800,000
COMMONWEALTH AVE	2	2	1444	1926	6601	\$1,100,000
GRANT AVE	2	1	1226	1929	4197	\$1,200,000
ROSE AVE	5	3.5	3085	1961	6250	\$1,320,000
SANBORN AVE	2	1	1076	1942	4585	\$1,400,000
VENEZIA AVE	2	2	1594	1921	3658	\$1,695,000
GRANT AVE	4	4	2490	1929	4197	\$1,749,000
INDIANA AVE	4	4	2446	1948	4810	\$1,925,000
SANTA CLARA AVE	2	2	4837	2002	5177	\$2,300,000
WINDWARD AVE	3	3.5	13796	1994	12064	\$11,150,000
TOTAL SALES						\$24,639,000
AVERAGE SALE PRICE						\$2,463,900
AVERAGE \$ PER SQ FT						\$747

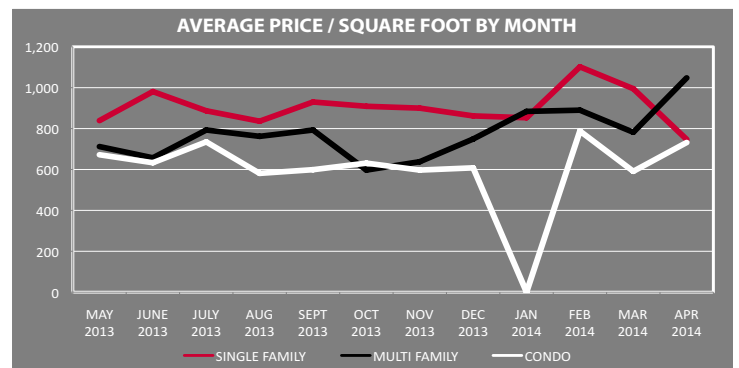
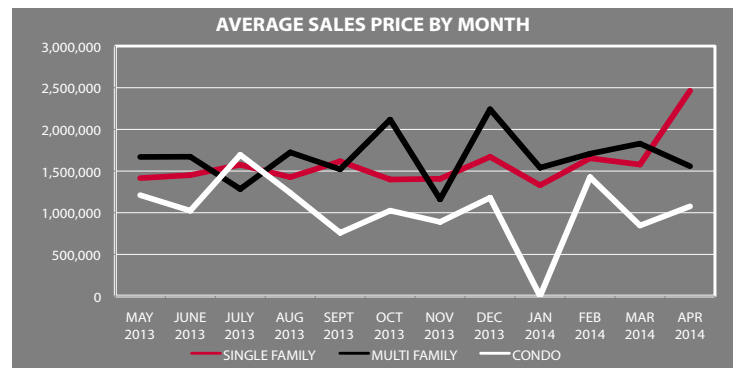
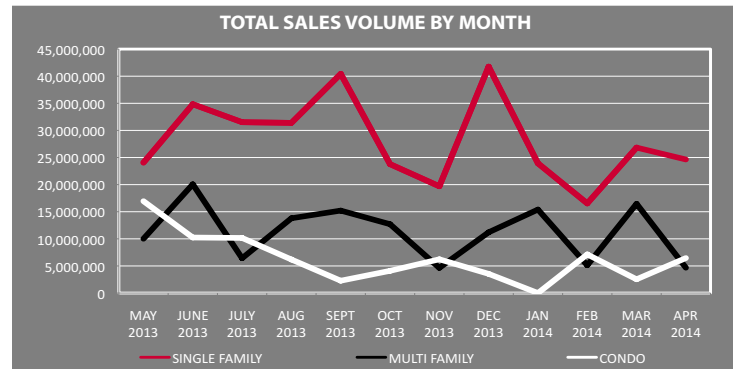
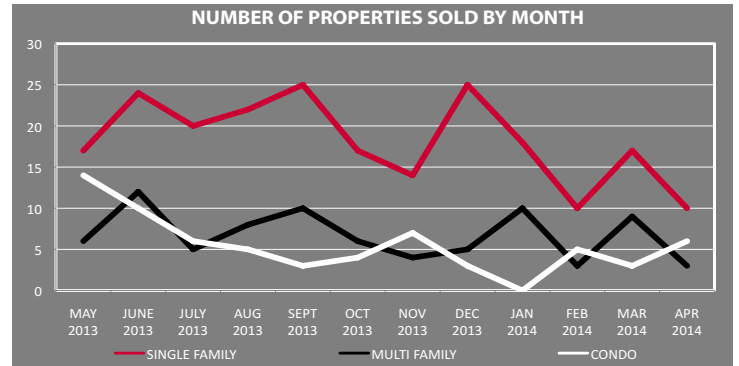
RESIDENTIAL INCOME SALES . APRIL . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	2	0	4	1368	1956	2909	\$1,375,000
HORIZON AVE	2	4	2	1592	1957	2699	\$1,600,000
CALIFORNIA AVE	2	3	2	1500	1915	5383	\$1,700,000
TOTAL SALES							\$4,675,000
AVERAGE SALE PRICE							\$1,558,333
AVERAGE \$ PER SQ FT							\$1,048

CONDOMINIUM SALES . APRIL . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARR ST	2	2	2	828	1984		\$620,000
HAMPTON DR	0	2	2	1451	2004		\$940,000
HAMPTON DR	2	2	2	1451	2004		\$1,101,300
26TH AVE	2	3	3	1291	1992		\$1,250,000
MILDRED AVE	2	3	3	1817	2007		\$1,460,000
MILDRED AVE	3	3	3	1980	1981		\$1,087,500
TOTAL SALES							\$6,458,800
AVERAGE SALE PRICE							\$1,076,467
AVERAGE \$ PER SQ FT							\$732

VACANT LAND SALES . APRIL . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SHERMAN CANAL						2850	\$1,725,000

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

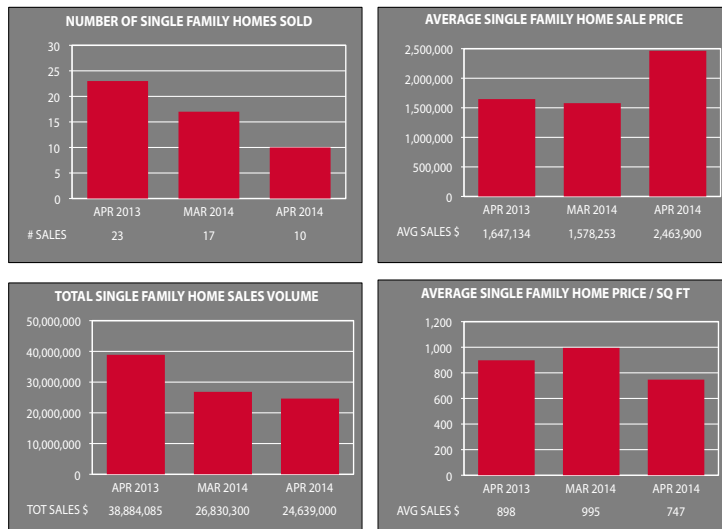
A Comparison of the Sales Statistics for All Property Types for the Past Year



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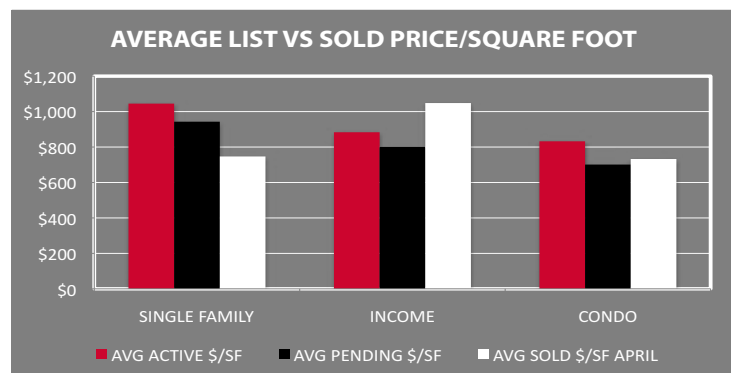
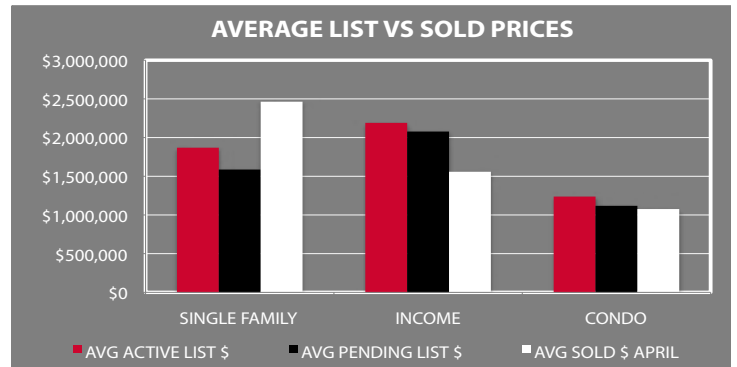
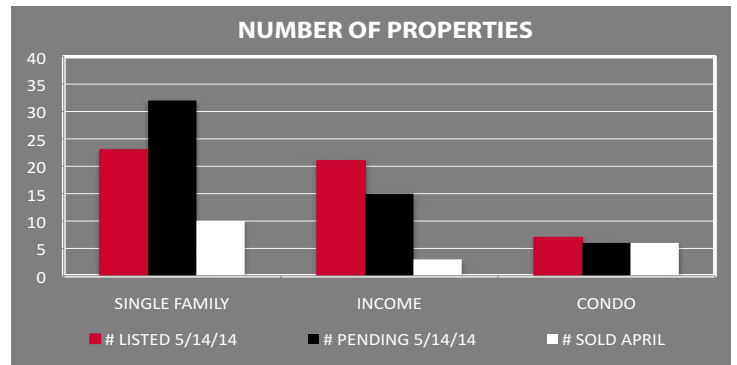
April Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Apr 2014	1,882,779	1,375,000	773
	Change	19%	2%	-12%
	Mar 2014	1,580,547	1,350,000	876
	Apr 2014	1,882,779	1,375,000	773
	Change	-88%	-3%	-8%
SINGLE FAMILY	Apr 2014	2,463,900	1,031,667	747
	Change	56%	-22%	-25%
	Mar 2014	1,578,253	1,315,000	995
	Apr 2014	2,463,900	1,031,667	747
	Change	50%	-29%	-17%
RES INCOME	Apr 2014	1,558,333	1,600,000	1,048
	Change	-15%	-8%	34%
	Mar 2014	1,829,506	1,730,000	782
	Apr 2014	1,558,333	1,600,000	1,048
	Change	-10%	-1%	44%
CONDOMINIUM	Apr 2014	1,076,467	783,767	732
	Change	27%	1%	24%
	Mar 2014	846,667	775,000	591
	Apr 2014	1,076,467	783,767	732
	Change	-2%	-25%	14%
Apr 2013	1,095,667	1,040,000	640	

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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