

The List of All Venice Sales in April 2015

SINGLE FAMILY SALES . APRIL . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VERNON AVE	3	2	1649	1960	6576	\$1,080,000
APPLEBY ST	3	1	1082	1951	5017	\$1,115,000
PALMS BLVD	3	1	1121	1951	8171	\$1,150,000
PENMAR AVE	3	2	1388	1924	5405	\$1,250,000
BROADWAY ST	3	2	1140	1967	4675	\$1,410,000
INDIANA AVE	3	2	2460	1952	5280	\$1,510,000
FLOWER AVE	3	2	1457	1946	4398	\$1,525,000
VAN BUREN AVE	3	2	1432	1929	4200	\$1,575,000
WASHINGTON WAY	3	2	1176	1925	4205	\$1,830,000
LAKE ST	2	2	1466	1924	4828	\$1,995,000
BEACH AVE	3	3	2060	1921	4369	\$2,100,000
CARROLL CANAL	2	2	1139	1924	2849	\$2,200,000
GLYNDON AVE	3	4	2628	1979	5782	\$2,325,000
CALIFORNIA AVE	3	3	3012	2015	3057	\$2,385,000
GRAND BLVD	3	4	2399	2012	2250	\$2,645,000
CLEMENT AVE	4	3	3229	1949	3599	\$2,800,000
BROOKS AVE	3	5	2668	1930	5279	\$2,900,000
CLUNE AVE	5	5	3468	2007	5213	\$3,245,000
GRAND CANAL	3	3	3500	2000	2520	\$3,500,000
CABRILLO AVE	3	3	3457	2008	2699	\$3,550,000
26TH AVE	3	4	3400	2013	2639	\$3,975,000
TOTAL SALES						\$46,065,000
AVERAGE SALE PRICE						\$2,193,571
AVERAGE \$ PER SQ FT						\$1,016

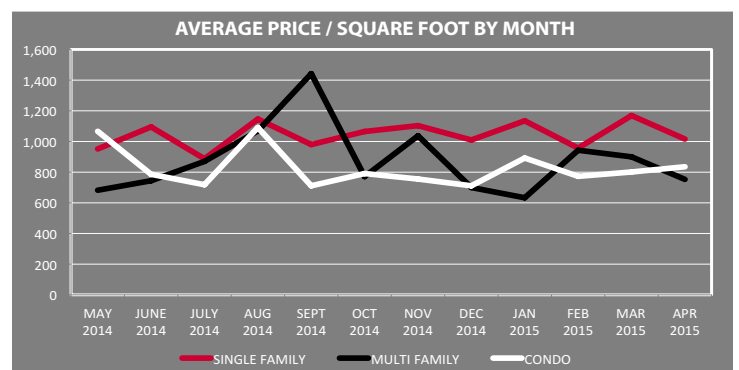
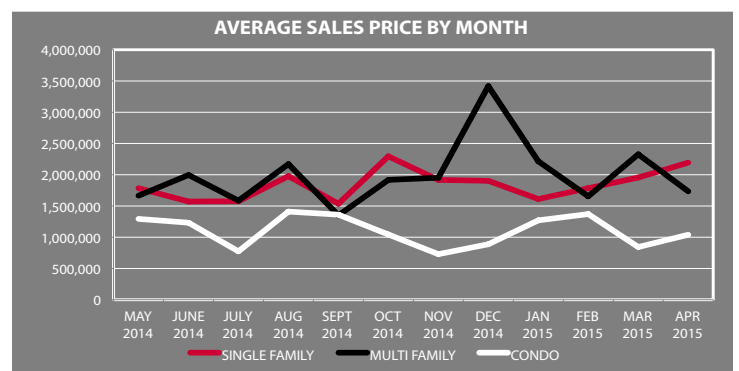
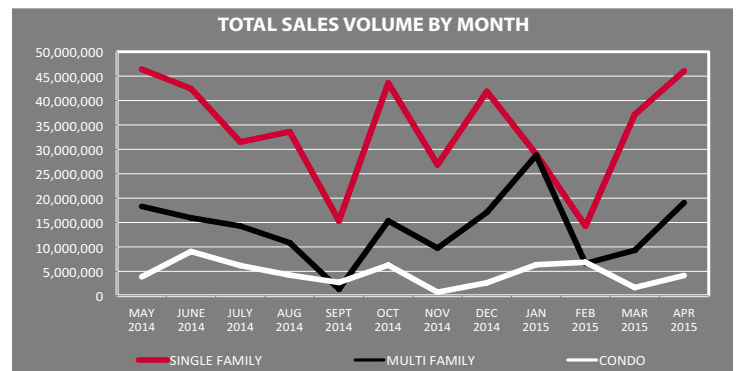
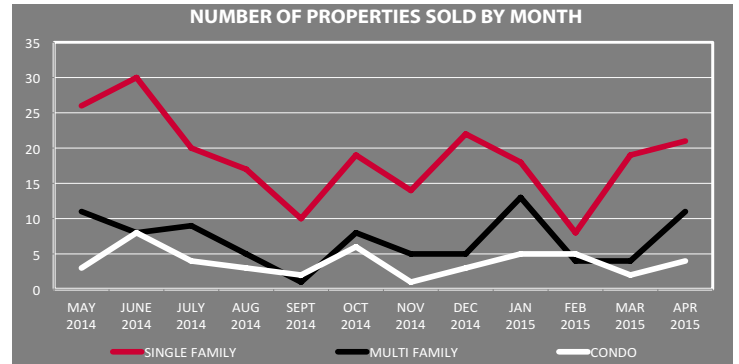
RESIDENTIAL INCOME SALES . APRIL . 2015							
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE	
PACIFIC AVE	4	8	6	3476	1971	2660	\$1,310,000
PACIFIC AVE	4	8	6	3476	1971	2661	\$1,310,000
PACIFIC AVE	4	8	6	3476	1971	2660	\$1,310,000
7TH AVE	2	2	2	1134	1923	3801	\$1,357,000
PENMAR AVE	2	3	2	1234	1913	6036	\$1,378,000
CABRILLO AVE	2	2	2	1428	1939	2550	\$1,462,500
PACIFIC AVE	4	4	4	1789	1937	2862	\$1,620,000
CRESTMORE PL	2	4	4	2584	1978	4200	\$1,750,000
MILWOOD AVE	2	3	2	1432	1950	5403	\$2,100,000
MORNINGSIDE WAY	2	3	2	1314	1959	10862	\$2,200,000
5TH AVE	2	4	3	4000	1990	5269	\$3,275,000
TOTAL SALES							\$19,072,500
AVERAGE SALE PRICE							\$1,733,864
AVERAGE \$ PER SQ FT							\$753

CONDOMINIUM SALES . APRIL . 2015							
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE	
ABBOT KINNEY	2	3	903	1985			\$557,000
NAVY ST	2	3	1081	1985			\$965,000
PENMAR AVE	3	3	2007	1996			\$1,310,000
ABBOT KINNEY	2	2	985	2005			\$1,325,000
TOTAL SALES							\$4,157,000
AVERAGE SALE PRICE							\$1,039,250
AVERAGE \$ PER SQ FT							\$835

COMMERCIAL SALES . APRIL . 2015						
STREET		BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARKET ST			4950	1921	5100	\$6,800,000

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



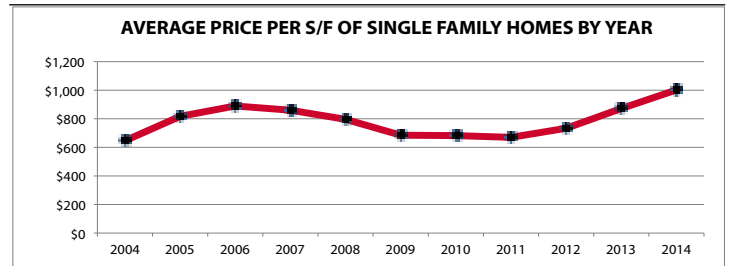
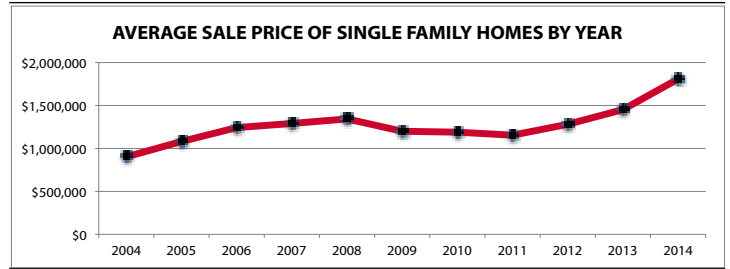
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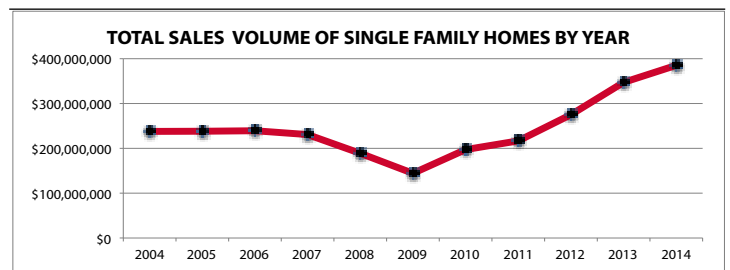
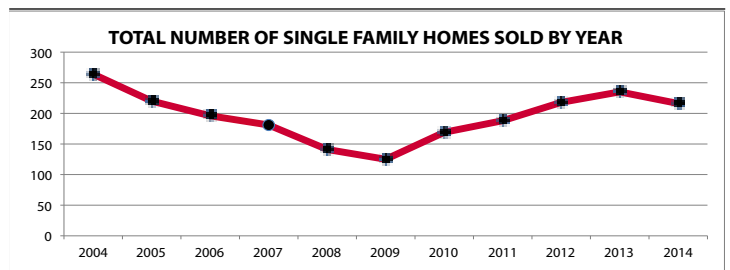
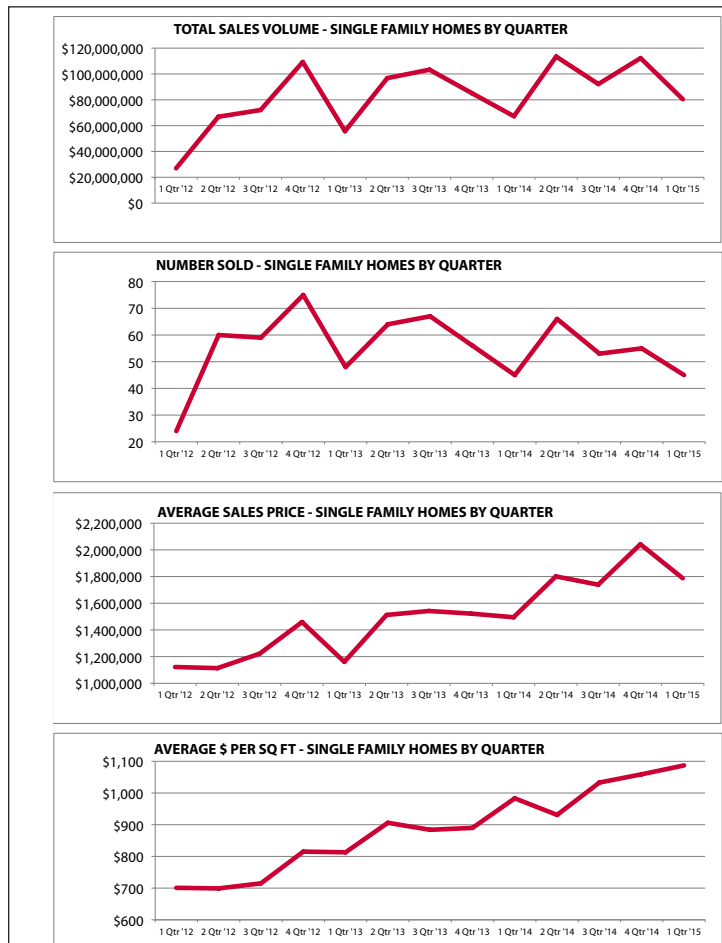
April Home Sales Stats As Compared to Last Month and a Year Ago



Venice Home Stats for Past 11 Years



The Past 3 Years of Venice Single Family Home Sales by Quarter



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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