

The List of All Venice Sales in May

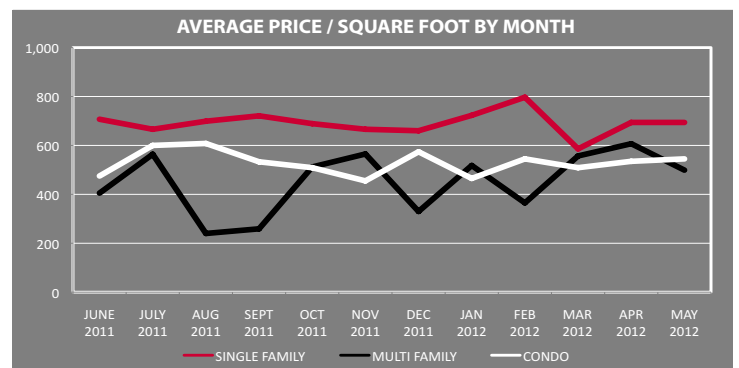
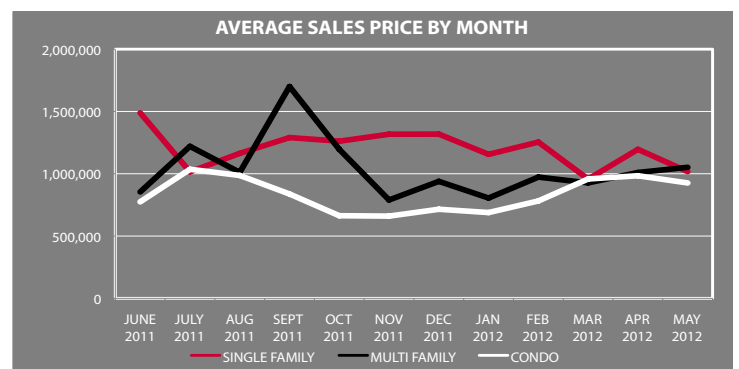
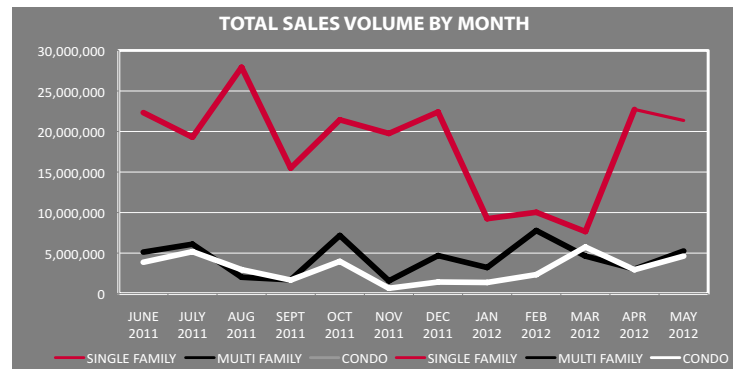
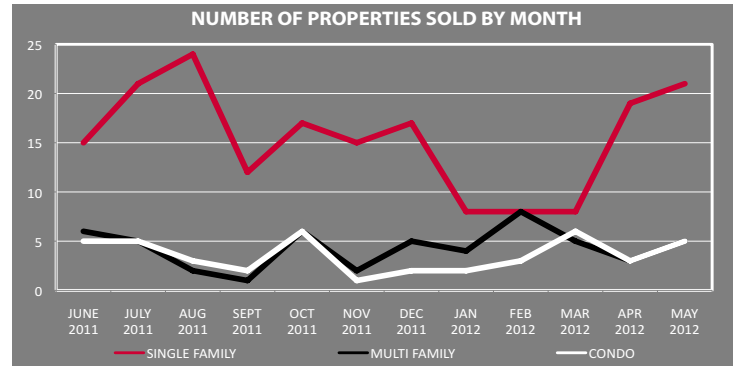
SINGLE FAMILY SALES . MAY . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLENAVON AVE	3	2	1140	1949	5898	\$630,500
BROOKS AVE	2	1	1126	1926	5197	\$650,000
GLYNDON AVE	3	1	1125	1947	5460	\$650,000
INDIANA AVE	2	2	1265	1956	6018	\$701,800
LOUELLA AVE	2	1	825	1946	5720	\$702,500
WASHINGTON WAY	3	1.5	1170	1956	4200	\$712,500
FLOWER AVE	3	2.5	1466	1946	4400	\$765,000
MARCO PL	2	1	940	1929	4280	\$789,000
VERNON AVE	3	1.75	1132	1952	3980	\$792,000
VAN BUREN AVE	2	1.75	883	1941	4200	\$840,000
PALOMA AVE	3	1	1085	1937	2395	\$860,000
CALIFORNIA AVE	2	2	1034	1914	4590	\$960,000
SUPERBA AVE	3	1	1102	1924	3400	\$1,050,000
PALMS BLVD	4	2.5	2105	2012	6040	\$1,075,000
PADUA PL	2	1.5	1035	1922	4000	\$1,140,000
THORNTON PL	2	2	1223	1980	1830	\$1,220,000
WAVECREST AVE	3	2.5	1924	1907	2700	\$1,300,000
VICTORIA AVE	2	2.5	2693	2003	2055	\$1,550,000
PALMS BLVD	3	2	1579	1947	5402	\$1,575,000
CARROLL CANAL	3	2.5	2097	1985	2850	\$1,700,000
GLENCOE AVE	3	2	1945	2003	5778	\$1,700,000
TOTAL SALES						\$21,363,300
AVERAGE SALE PRICE						\$1,017,300
AVERAGE \$ PER SQ FT						\$739

RESIDENTIAL INCOME SALES . MAY . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CALIFORNIA AVE	2	3	2	1984	1923	5393	\$725,000
INDIANA AVE	3	6	3	2570	1905	4802	\$980,000
PALMS BLVD	3	8	4	2756	1964	5299	\$1,059,000
SAN JUAN AVE	2	4	2	1752	1913	5183	\$1,110,000
HOWLAND CANAL	2	5	2	1482	1921	2849	\$1,385,000
TOTAL SALES							\$5,259,000
AVERAGE SALE PRICE							\$1,051,800
AVERAGE \$ PER SQ FT							\$499

CONDOMINIUM SALES . MAY . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR	0	1	954	2004		\$565,000
MAIN ST	2	2	1399	1989		\$875,000
S VENICE	3	2.5	1956	2003		\$900,000
BROOKS AVE	3	2.5	2356	2010		\$1,090,000
BROOKS AVE	1	2.5	1836	2002		\$1,200,000
TOTAL SALES						\$4,630,000
AVERAGE SALE PRICE						\$926,000
AVERAGE \$ PER SQ FT						\$545

COMMERCIAL . MAY . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ZENO PL			2299	1954	7501	\$1,800,000

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



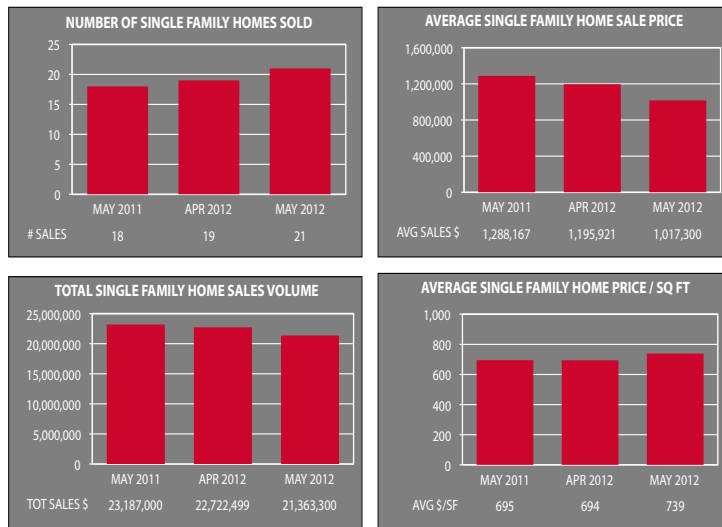
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



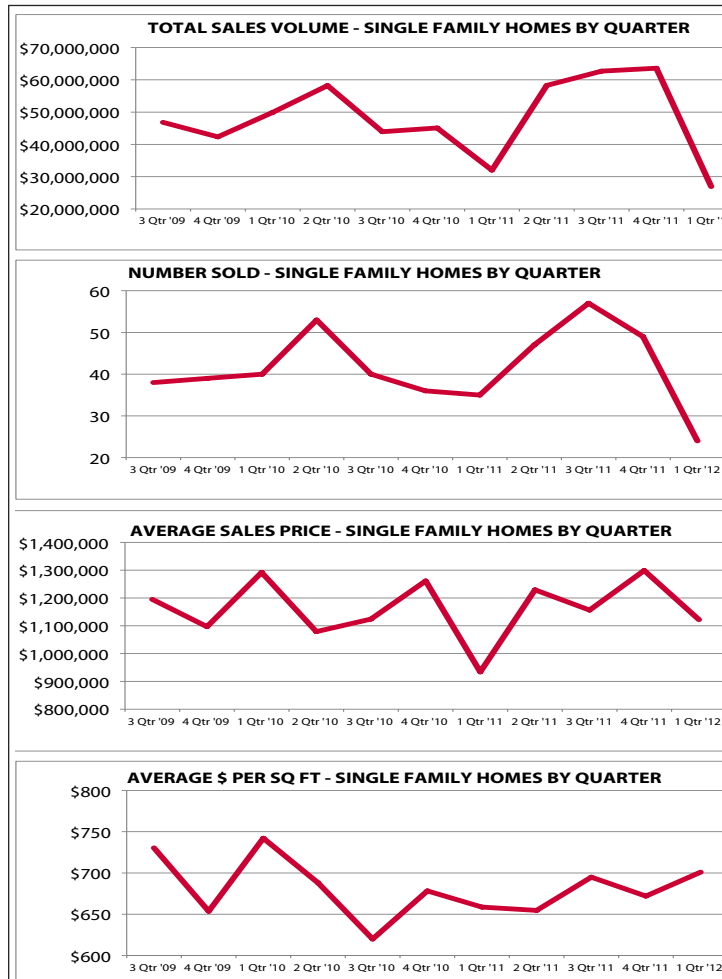
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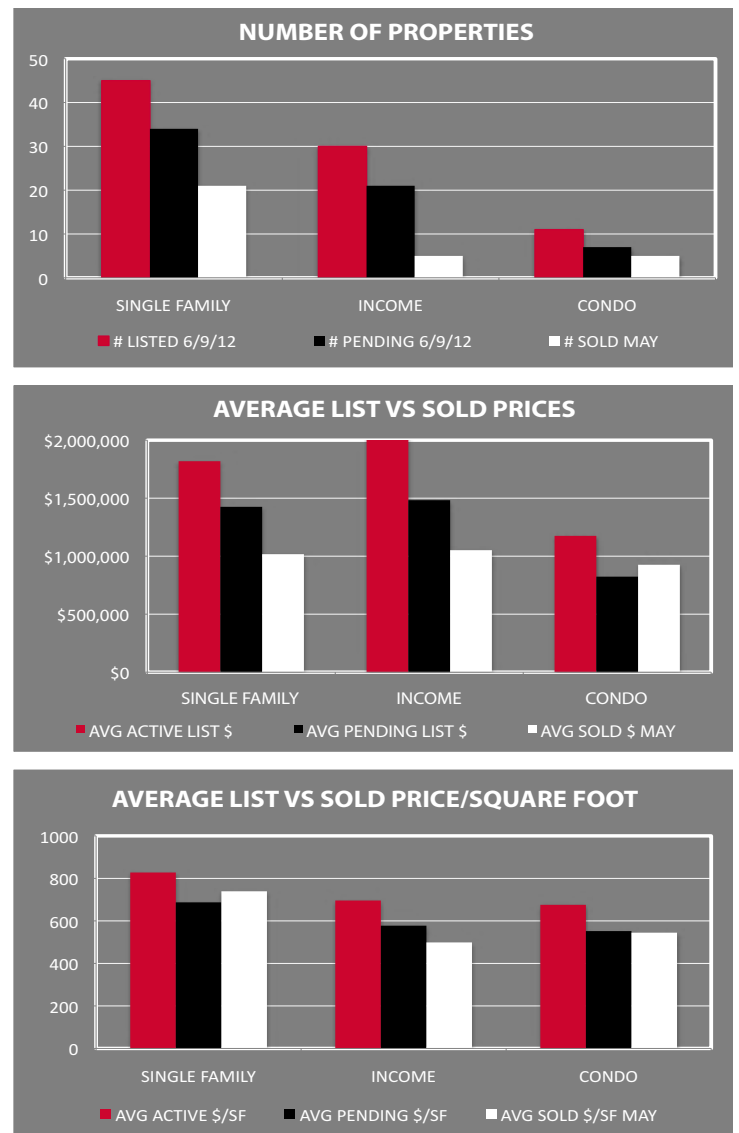
May Home Sales Stats As Compared to Last Month and a Year Ago



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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