

The List of All Venice Sales in May

SINGLE FAMILY SALES . MAY . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MAIN ST	1	1	624	1922	1137	\$695,000
SAN JUAN AVE	2	1	1056	1913	1530	\$850,000
VALITA ST	3	2	1244	1956	5777	\$930,000
LOUELLA AVE	3	2	1547	1947	5460	\$960,000
OCEAN AVE	2	1	765	1922	2702	\$1,000,000
CRESTMORE PL	2	2	1390	1922	4203	\$1,050,000
BREEZE AVE	2	2	1063	1930	2251	\$1,072,500
CLEMENT AVE	2	2	951	1950	3602	\$1,200,000
PRESTON WAY	2	2	1240	1945	10897	\$1,265,000
CLOY AVE	3	2	2549	1952	3601	\$1,349,000
MARCO PL	2	1.5	1160	1913	3149	\$1,500,000
SAN JUAN AVE	3	2	1348	1908	5212	\$1,525,000
BROOKS AVE	3	2.5	1933	1948	5195	\$1,565,000
VISTA PL	3	2.5	1808	2008	2250	\$1,950,000
LOUELLA AVE	5	5.5	4040	2013	5849	\$2,075,000
STRONGS DR	3	2.75	2328	1999	2700	\$2,250,000
HOWLAND CANAL	4	4	3644	2002	2854	\$2,825,000
TOTAL SALES						\$24,061,500
AVERAGE SALE PRICE						\$1,415,382
AVERAGE \$ PER SQ FT						\$839

RESIDENTIAL INCOME SALES . MAY . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
COMMONWEALTH AV	2	2	2	1271	1928	4194	\$775,000
VENICE WAY	2	3	3	1794	1949	2232	\$1,050,000
PACIFIC AVE	2	3	2.5	2400	1969	2309	\$1,165,000
RENNIE AVE	2	3	3	1824	1927	4130	\$1,651,000
COEUR D ALENE AVE	2	6	5	4600	1926	11862	\$2,650,000
CRESCENT PL	3	5	4	2176	1927	4148	\$2,725,000
TOTAL SALES							\$10,016,000
AVERAGE SALE PRICE							\$1,669,333
AVERAGE \$ PER SQ FT							\$712

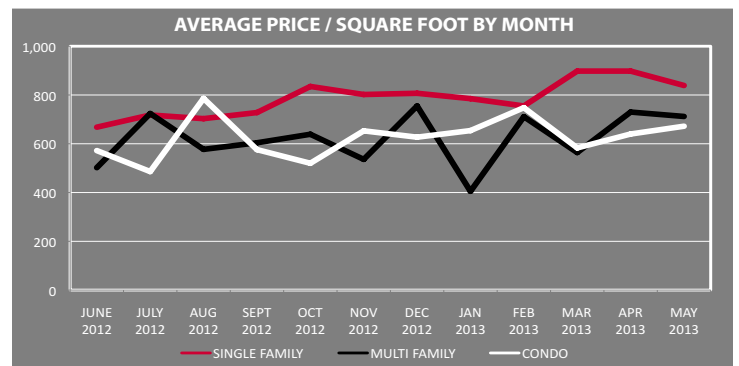
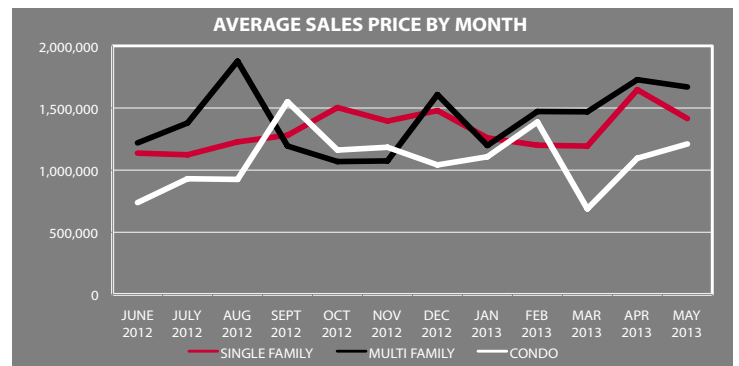
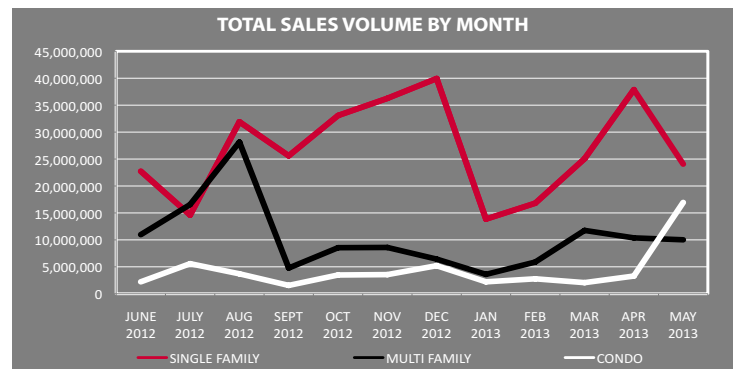
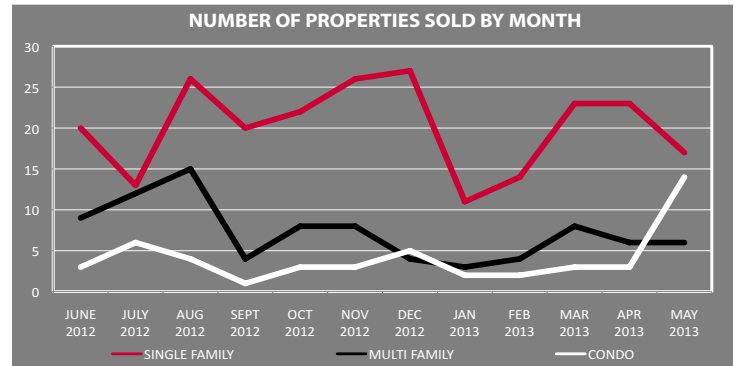
CONDOMINIUM SALES . MAY . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
NAVY ST	2	2	1000	1973		\$640,000
MAIN ST	2	2	1592	2008		\$1,035,000
SUNSET AVE	2	2.5	1835	2012		\$1,110,000
SUNSET AVE	2	2.5	1835	2012		\$1,120,000
HAMPTON DR	1	3	1597	2008		\$1,125,000
SUNSET AVE	2	2.5	1835	2012		\$1,145,000
HAMPTON DR	2	2	1737	2004		\$1,158,000
S VENICE	3	3	1956	2003		\$1,160,000
ALBERTA AVE	3	3	2094	1992		\$1,170,000
SUNSET AVE	2	2.5	1800	2012		\$1,180,000
SUNSET AVE	2	2.5	1858	2012		\$1,245,000
S VENICE	2	2.5	1390	2005		\$1,250,000
BROOKS AVE	3	2.5	1803	1992		\$1,310,000
ABBOT KINNEY	3	3	2897	2007		\$2,300,000
TOTAL SALES						\$16,948,000
AVERAGE SALE PRICE						\$1,210,571
AVERAGE \$ PER SQ FT						\$672

COMMERCIAL SALES . MAY . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
LINCOLN BLVD			4434	1931	8870	\$1,925,000

VACANT LAND SALES . MAY . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
SAN JUAN AVE					5233	\$800,000
MILWOOD AVE					5401	\$1,908,820

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

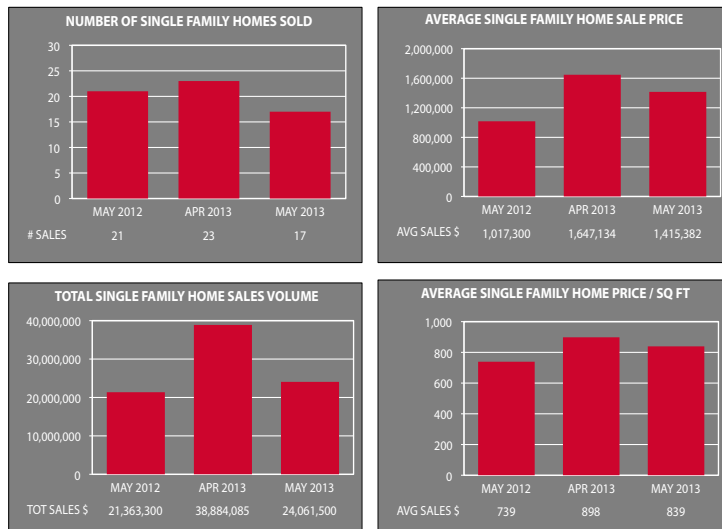
A Comparison of the Sales Statistics for All Property Types for the Past Year



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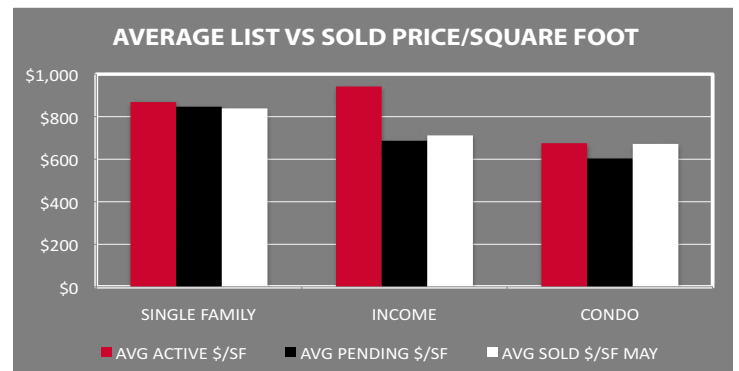
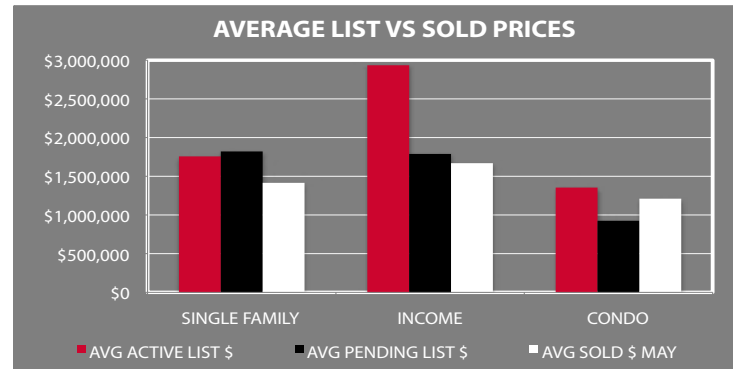
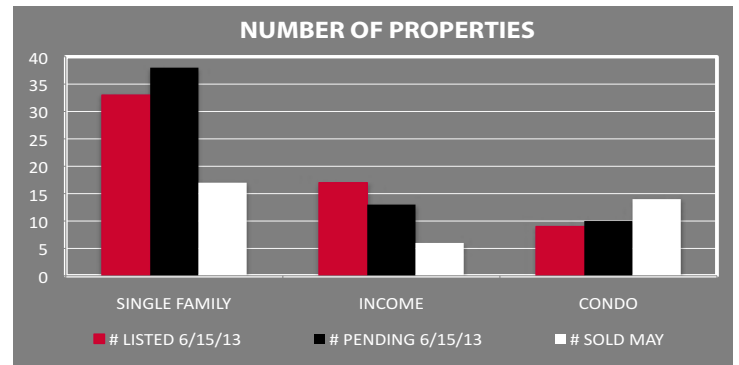
May Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	May 2013	1,379,068	1,170,000	751
	Change	-14%	-17%	-10%
	April 2013	1,610,565	1,411,000	838
	May 2013	1,379,068	1,170,000	751
	Change	37%	22%	15%
SINGLE FAMILY	May 2013	1,415,382	1,265,000	839
	Change	-14%	-13%	-7%
	April 2013	1,647,134	1,450,000	898
	May 2013	1,415,382	1,265,000	839
	Change	39%	47%	13%
RES INCOME	May 2013	1,669,333	1,408,000	712
	Change	-3%	-13%	-3%
	April 2013	1,727,833	1,610,000	730
	May 2013	1,669,333	1,408,000	712
	Change	59%	33%	43%
CONDOMINIUM	May 2013	1,210,571	1,159,000	672
	Change	10%	11%	5%
	April 2013	1,095,667	1,040,000	640
	May 2013	1,210,571	1,159,000	672
	Change	31%	29%	23%
	May 2012	926,000	900,000	545

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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