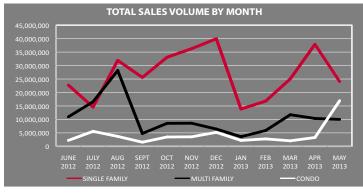
The List of All Venice Sales in May

	E F <u>AM</u>	ILY <u>SA</u>	LES . MA	Y . <u>201</u>	3			
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		
CRESTMOORE 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 STRONGS DR	5 3	5.5 2.75	4040 2328	2013 1999	5849 2700	\$2,075,000		
HOWLAND CANAL	3 4	2.75	2528 3644	2002	2700	\$2,250,000 \$2,825,000		
	4	4	3044	2002	2034			
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		
	OMINI	UM SA	LES . M/	AY . 201	3	\$712		
	DMINI BDM	UM SA BTH	LES . M/ SQ FT	AY . 201 Yr Blt	3	\$712 SALE PRICE		
CONDO					3			
CONDO	BDM 2 2	BTH	SQ FT	YR BLT	3	SALE PRICE		
COND(STREET NAVY ST	BDM 2 2 2	^{ВТН} 2 2.5	sq ft 1000	YR BLT 1973	3	SALE PRICE \$640,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE	BDM 2 2 2 2	втн 2 2.5 2.5	SQ FT 1000 1592	YR BLT 1973 2008	3	SALE PRICE \$640,000 \$1,035,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR	BDM 2 2 2 2 2 1	BTH 2 2.5 2.5 3	SQ FT 1000 1592 1835 1835 1597	YR BLT 1973 2008 2012 2012 2008	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,120,000 \$1,125,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE	BDM 2 2 2 2 2 1 2	втн 2 2.5 2.5 3 2.5	SQ FT 1000 1592 1835 1835 1597 1835	YR BLT 1973 2008 2012 2012 2008 2012	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,120,000 \$1,125,000 \$1,145,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR	BDM 2 2 2 2 2 1 2 2 1 2 2 2	втн 2 2.5 2.5 3 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737	YR BLT 1973 2008 2012 2012 2008 2012 2004	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,120,000 \$1,125,000 \$1,145,000 \$1,158,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE	BDM 2 2 2 2 1 2 2 2 2 3	BTH 2 2.5 2.5 3 2.5 2.5 2 3	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,120,000 \$1,145,000 \$1,158,000 \$1,160,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE	BDM 2 2 2 2 1 2 2 3 3 3	втн 2 2.5 2.5 3 2.5 2.5 3 3 3 3	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,120,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,170,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE	BDM 2 2 2 2 1 2 2 3 3 3 2	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 3 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800	YR BLT 1973 2008 2012 2008 2012 2008 2012 2004 2003 1992 2012	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,160,000 \$1,170,000 \$1,180,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE SUNSET AVE	BDM 2 2 2 2 2 1 2 2 3 3 3 2 2 2	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,160,000 \$1,160,000 \$1,180,000 \$1,245,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE ALBERTA AVE SUNSET AVE SUNSET AVE SUNSET AVE SUNSET AVE SUNSET AVE	BDM 2 2 2 2 1 2 2 3 3 2 2 2 2 2	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012 2012 2005	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,170,000 \$1,180,000 \$1,245,000 \$1,250,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE SUNSET AVE S VENICE BROOKS AVE	BDM 2 2 2 2 1 2 2 3 3 2 2 2 2 3	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390 1803	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2015 1992	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,180,000 \$1,245,000 \$1,250,000 \$1,310,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE SUNSET AVE SUNSET AVE SUNSET AVE SUNSET AVE SUNSET AVE SUNSET AVE	BDM 2 2 2 2 1 2 2 3 3 2 2 2 2 2	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012 2012 2005	3	SALE PRICE \$640,000 \$1,035,000 \$1,120,000 \$1,125,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,170,000 \$1,180,000 \$1,245,000 \$1,250,000 \$1,310,000 \$2,300,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET SUNSET	BDM 2 2 2 2 1 2 2 3 3 2 2 2 2 3	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390 1803	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2015 1992	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,180,000 \$1,250,000 \$1,250,000 \$1,310,000 \$2,300,000 \$16,948,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET SUNSET AVE SUNSET SUNSET SU	BDM 2 2 2 2 1 2 2 3 3 2 2 2 2 3	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390 1803	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2015 1992	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,170,000 \$1,170,000 \$1,245,000 \$1,250,000 \$1,310,000 \$2,300,000 \$16,948,000 \$1,210,571		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET SUNSET	BDM 2 2 2 2 1 2 2 3 3 2 2 2 2 3	BTH 2 2.5 2.5 3 2.5 2 3 3 2.5 2.5 2.5 2.5 2.5	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390 1803	YR BLT 1973 2008 2012 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2015 1992	3	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,180,000 \$1,250,000 \$1,250,000 \$1,310,000 \$2,300,000 \$16,948,000		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET SUNSET S	BDM 2 2 2 2 1 2 2 3 3 2 2 2 3 3 3	BTH 2 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 3	SQ FT 1000 1592 1835 1835 1597 1835 1737 1956 2094 1800 1858 1390 1803	YR BLT 1973 2008 2012 2012 2008 2012 2004 2004 2003 1992 2012 2012 2012 2012 2005 1992 2007		SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,170,000 \$1,170,000 \$1,245,000 \$1,250,000 \$1,310,000 \$2,300,000 \$16,948,000 \$1,210,571		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET SUNSET S	BDM 2 2 2 2 1 2 2 3 3 2 2 2 3 3 3	BTH 2 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 3	SQ FT 1000 1592 1835 1835 1835 1737 1835 1737 1956 2094 1800 1858 1390 1803 2897	YR BLT 1973 2008 2012 2012 2008 2012 2004 2004 2003 1992 2012 2012 2012 2012 2005 1992 2007		SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,158,000 \$1,160,000 \$1,170,000 \$1,170,000 \$1,245,000 \$1,250,000 \$1,310,000 \$2,300,000 \$16,948,000 \$1,210,571		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET SUNSET AVE SUNSET SUNSET	BDM 2 2 2 2 1 2 2 3 3 2 2 2 3 3 3 3	BTH 2 2.5 2.5 3 2.5 2.5 2.5 2.5 2.5 3 3 AL SAL	SQ FT 1000 1592 1835 1835 1835 1737 1956 2094 1800 1858 1390 1803 2897 ES . MA	YR BLT 1973 2008 2012 2008 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2005 1992 2007		SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,160,000 \$1,160,000 \$1,180,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,210,571 \$672		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE	BDM 2 2 2 2 3 3 2 2 2 3 3 3 3 2 2 2 3 3 3 3 2 2 5 3 3 3 3	BTH 2 2.5 2.5 3 2.5 2.5 2.5 2.5 2.5 3 3 AL SAL BTH	SQ FT 1000 1592 1835 1597 1835 1737 1956 2094 1803 1803 2897 ES . MAI	YR BLT 1973 2008 2012 2008 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2005 1992 2007 Y . 2013 YR BLT 1931	8870	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,160,000 \$1,160,000 \$1,180,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,210,571 \$672 SALE PRICE		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE	BDM 2 2 2 2 3 3 2 2 2 3 3 3 3 2 2 2 3 3 3 3 2 2 5 3 3 3 3	BTH 2 2.5 2.5 3 2.5 2.5 2.5 2.5 2.5 3 3 AL SAL BTH	SQ FT 1000 1592 1835 1835 1835 1737 1956 2094 1800 1858 1390 1803 2897 ES . MA SQ FT 4434	YR BLT 1973 2008 2012 2008 2012 2008 2012 2004 2003 1992 2012 2012 2012 2012 2005 1992 2007 Y . 2013 YR BLT 1931	8870	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,160,000 \$1,160,000 \$1,180,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,210,571 \$672 SALE PRICE		
CONDO STREET NAVY ST MAIN ST SUNSET AVE SUNSET AVE HAMPTON DR SUNSET AVE HAMPTON DR S VENICE ALBERTA AVE SUNSET AVE ABBOT KINNEY COMM	BDM 2 2 2 2 3 3 2 2 3 3 3 3 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	BTH 2 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 2.5 3 3 AL SAL BTH	SQ FT 1000 1592 1835 1597 1835 1737 1956 2094 1800 1858 1390 1803 2897 ES . MA SQ FT 4434 ES . MA	YR BLT 1973 2008 2012 2008 2012 2008 2012 2004 2003 1992 2012 2005 2005 1992 2007 Y . 2013 YR BLT 1931 Y . 2013	8870	SALE PRICE \$640,000 \$1,035,000 \$1,110,000 \$1,125,000 \$1,145,000 \$1,145,000 \$1,158,000 \$1,170,000 \$1,170,000 \$1,170,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,245,000 \$1,210,571 \$672 SALE PRICE \$1,925,000		

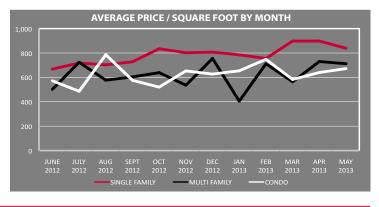
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic[®] and the MLS/CLAW.

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











... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322 310.823.3129 | 310.773.6945 | www.venicebeachliving.com

Copyright © 2016 CJ COLE. All Rights Reserved.. This information is deemed reliable but not guaranteed and is not intended as a solicitation if your property is currently listed.

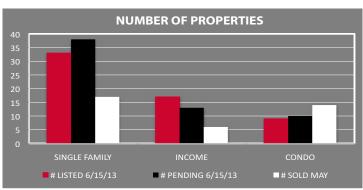
May Home Sales Stats As Compared to Last Month and a Year Ago



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%
	May 2012	1,008,139	960,000	652
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%
	May 2012	1,017,300	860,000	739
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%
	May 2012	1,051,800	1,059,000	499
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%
0	May 2012	926,000	900,000	545

Active and Pending Listings vs Last Month's Sales



AVERAGE LIST VS SOLD PRICES \$2,500,000 AVG ACTIVE LIST \$ AVG PENDING LIST \$



AVG ACTIVE \$/SF ■ AVG PENDING \$/SF AVG SOLD \$/SF MAY

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.



... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322 310.823.3129 | 310.773.6945 | www.venicebeachliving.com

Copyright © 2016 CJ COLE. All Rights Reserved.. This information is deemed reliable but not guaranteed and is not intended as a solicitation if your property is currently listed.