

The List of All Venice Sales in May 2015

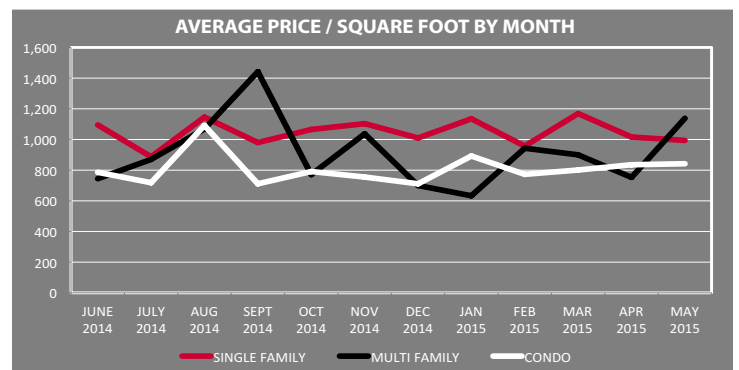
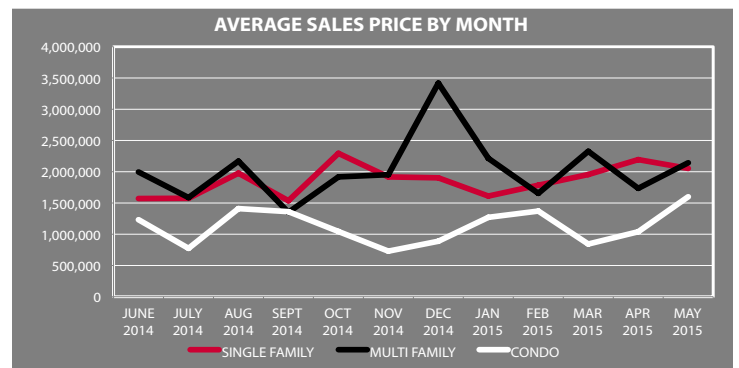
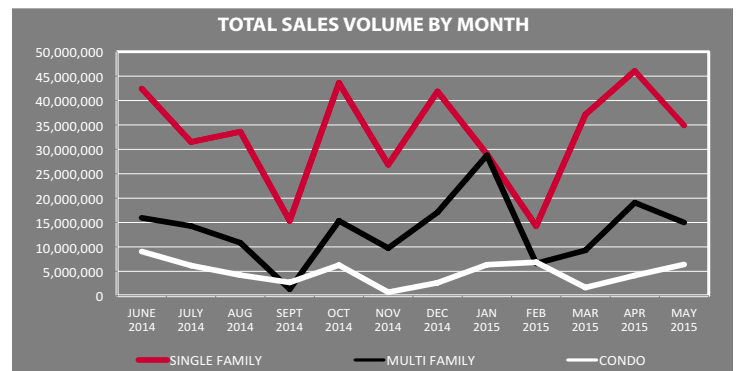
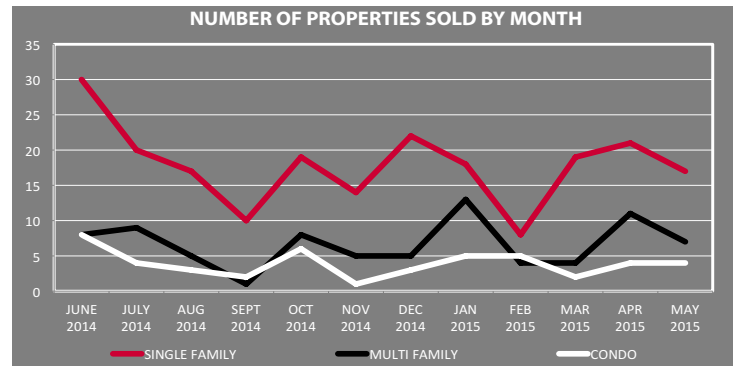
SINGLE FAMILY SALES . MAY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
AMOROSO PL	2	1	1092	1928	5868	\$1,170,000
GLYNDON AVE	3	1	1148	1922	5848	\$1,200,000
LOUELLA AVE	3	2	1575	1958	5848	\$1,225,000
VICTORIA AVE	2	1	1070	1923	4006	\$1,257,000
WALNUT AVE	4	2	1529	1947	5507	\$1,325,000
WALNUT AVE	2	1	1120	1920	6802	\$1,390,000
ANGELUS PL	4	2	1176	1947	4211	\$1,390,000
LOUELLA AVE	3	2	1694	1949	5462	\$1,405,000
BOONE AVE	3	2	1283	1950	3606	\$1,500,000
GLYNDON AVE	2	4	2118	1921	4732	\$2,015,000
OZONE AVE	3	4	1932	2008	1565	\$2,225,000
FREY AVE	4	3	3008	1950	3600	\$2,470,000
NOWITA PL	5	5	3095	1946	4782	\$2,500,000
GLENCOE AVE	5	5	3507	1921	5257	\$3,095,000
20TH AVE	3	4	3200	2014	2642	\$3,377,500
MILWOOD AVE	3	4	3200	2015	4378	\$3,450,000
ROSE AVE	4	4	3366	2008	6057	\$3,900,000
TOTAL SALES						\$34,894,500
AVERAGE SALE PRICE						\$2,052,618
AVERAGE \$ PER SQ FT						\$994

RESIDENTIAL INCOME SALES . MAY . 2015							
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE	
PARK PL	2	1	2	1210	1907	2250	\$1,160,000
SAN JUAN AVE	2	2	2	1104	1949	3061	\$1,300,000
INDIANA AVE	3	4	3	1868	1950	4800	\$1,425,000
BROOKS AVE	2	3	2	1364	1908	5200	\$1,747,000
MARCO PL	3	4	5	1176	1924	3600	\$2,450,000
S VENICE BLVD	2	4	4	3284	1989	4337	\$3,425,000
PENMAR AVE	2	6	7	3180	2006	5979	\$3,500,000
PRESTON WAY	2	4	3	2376	1938	10893	N/A
TOTAL SALES							\$15,007,000
AVERAGE SALE PRICE							\$2,143,857
AVERAGE \$ PER SQ FT							\$1,138

CONDOMINIUM SALES . MAY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
NAVY ST	2	3	1101	1985		\$950,000
26TH AVE	3	4	2339	1985		\$1,552,000
MAIN ST	3	2	2000	1989		\$1,800,000
BROOKS AVE	2	3	2160	2008		\$2,100,000
TOTAL SALES						\$6,402,000
AVERAGE SALE PRICE						\$1,600,500
AVERAGE \$ PER SQ FT						\$842

VACANT LAND SALES . MAY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ		SALE PRICE
VENICE WAY				4454		\$1,050,000

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.



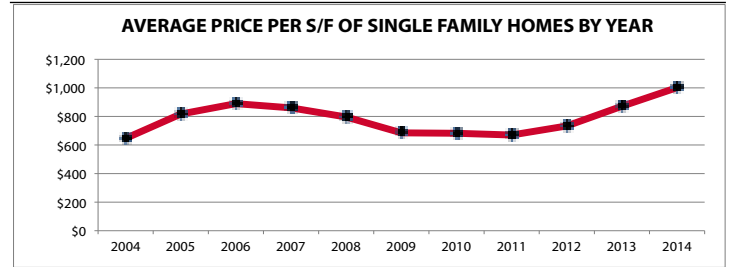
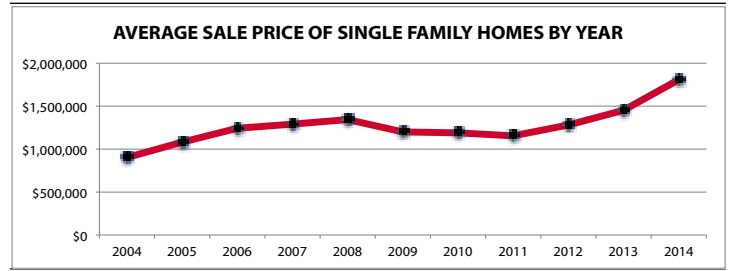
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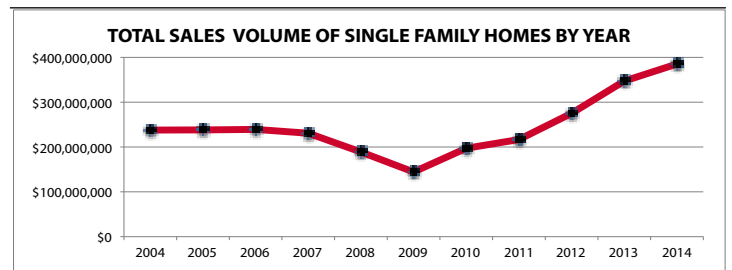
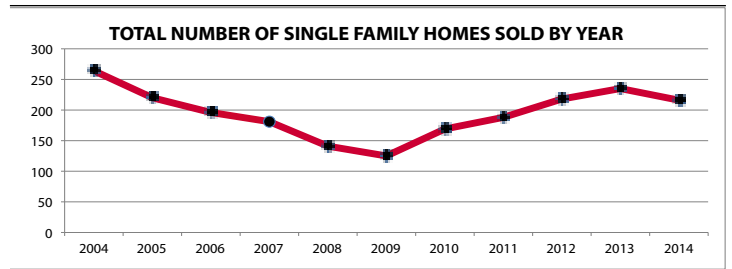
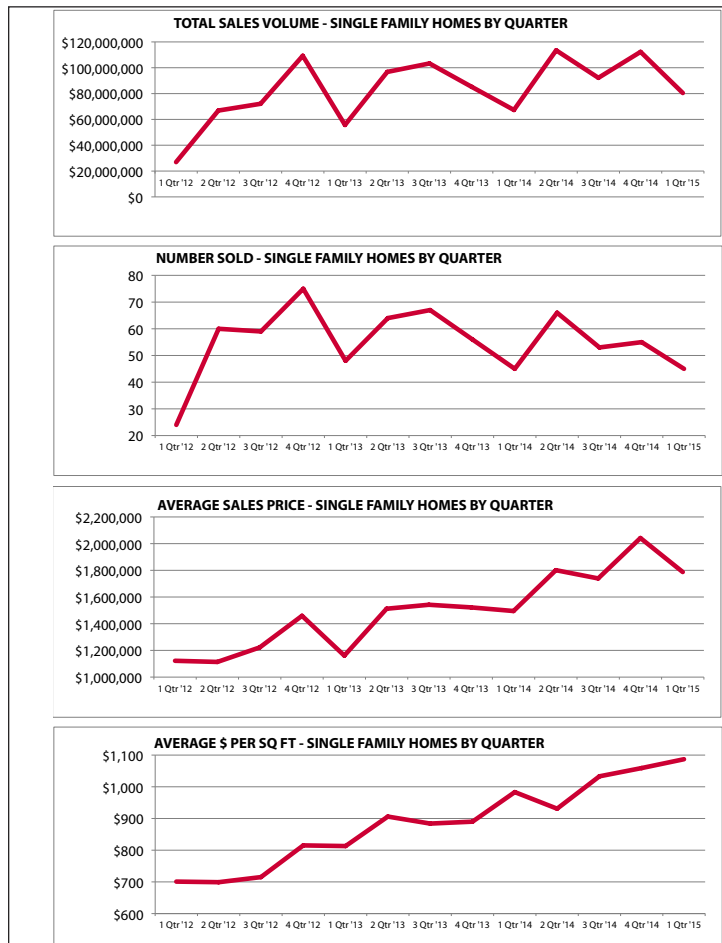
May Home Sales Stats As Compared to Last Month and a Year Ago



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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