

The List of All Venice Sales in June

SINGLE FAMILY SALES . JUNE . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	2	1	957	1953	4804	\$610,000
COMMONWEALTH AVE	2	1	900	1948	5300	\$620,000
FLOWER AVE	2	1	942	1946	5835	\$715,000
CRESTMORE PL	2	1	792	1921	4206	\$720,000
5th AVE	2	1	900	1924	2782	\$743,000
GLENCOE AVE	3	2	1258	1921	5257	\$755,000
WINDWARD AVE	2	2	704	1922	1825	\$795,000
GRAND BLVD	2	1	883	1953	2441	\$815,000
ANGELUS PL	2	2	942	1923	4200	\$850,000
BRYAN AVE	2	3	1271	1956	3872	\$910,000
BROOKS AVE	5	4	3810	2002	5193	\$1,000,000
LAKE ST	3	2.5	1335	1924	4800	\$1,075,000
PACIFIC AVE	3	2.75	1640	1978	2090	\$1,200,000
BEACH AVE	3	2.5	2220	1921	4368	\$1,305,000
GLYNDON AVE	3	3	2230	1921	4680	\$1,330,000
OZONE AVE	3	3.5	2268	2008	1500	\$1,335,000
CLUNE AVE	3	2	2000	1940	5220	\$1,482,500
PALMS BLVD	3	2	1579	1947	5400	\$1,575,000
GRAND BLVD	3	3.5	3010	2012	2243	\$2,250,000
26TH AVE	5	5	4381	1989	2640	\$2,650,000
TOTAL SALES						\$22,735,500
AVERAGE SALE PRICE						\$1,136,775
AVERAGE \$ PER SQ FT						\$668

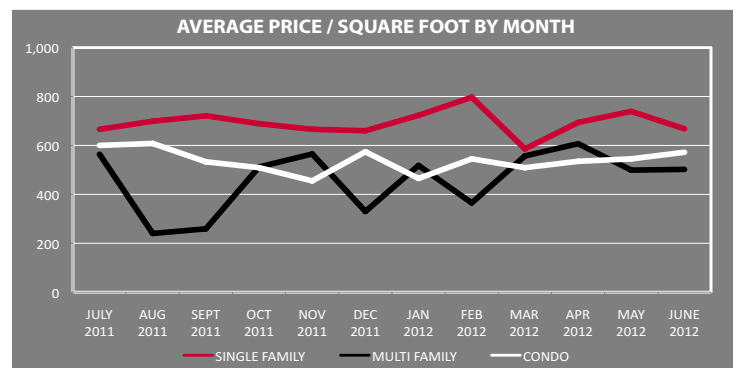
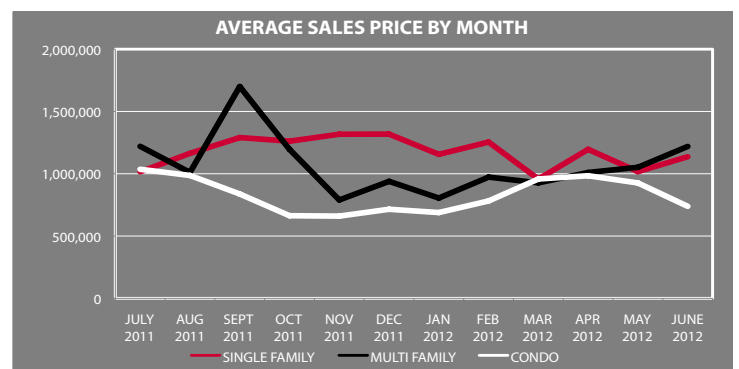
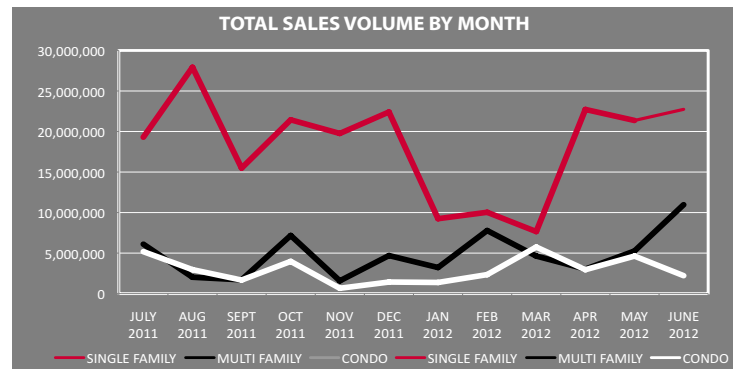
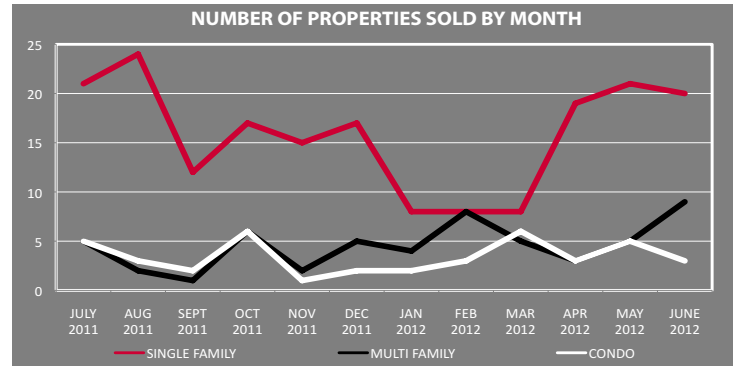
RESIDENTIAL INCOME SALES . JUNE . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SAN JUAN AVE	2	2	2	1604	1910	5210	\$240,000
INDIANA AVE	2	2	2	440	1940	5941	\$950,000
6TH AVE	4	7	4	2532	1957	5939	\$950,000
FLOWER AVE	2	2	2	1142	1923	5793	\$965,000
WESTMINSTER AVE	2	4	2	1812	1946	5183	\$1,092,500
WESTMINSTER AVE	2	4	2	1812	1946	5183	\$1,155,000
24TH AVE	2	2	2	1167	1934	2639	\$1,350,000
GRAND BLVD	2	7	4.5	3824	1947	4486	\$1,720,000
PALOMA AVE	13	16	13	7530	1960	9626	\$2,550,000
TOTAL SALES							\$10,972,500
AVERAGE SALE PRICE							\$1,219,167
AVERAGE \$ PER SQ FT							\$502

CONDOMINIUM SALES . JUNE . 2012					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
BROADWAY ST	2	2	1132	1991	\$536,000
700 MAIN ST	1	1	1383	2008	\$812,500
HAMPTON DR	1	2	1358	2004	\$867,500
TOTAL SALES					\$2,216,000
AVERAGE SALE PRICE					\$738,667
AVERAGE \$ PER SQ FT					\$572

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

VACANT LAND . JUNE . 2012				
STREET	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



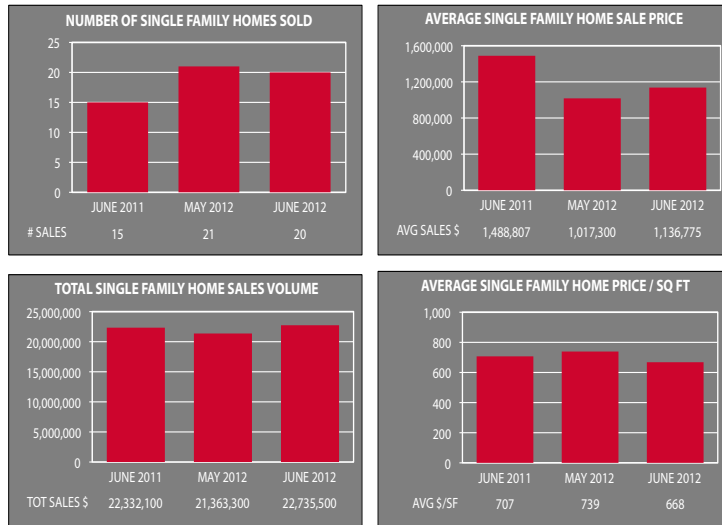
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



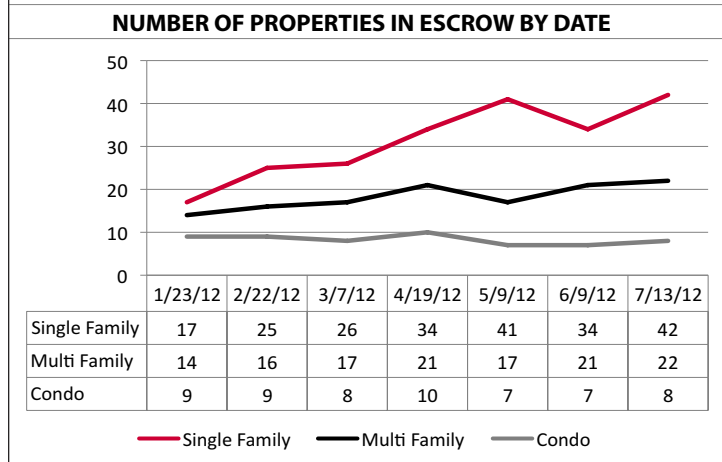
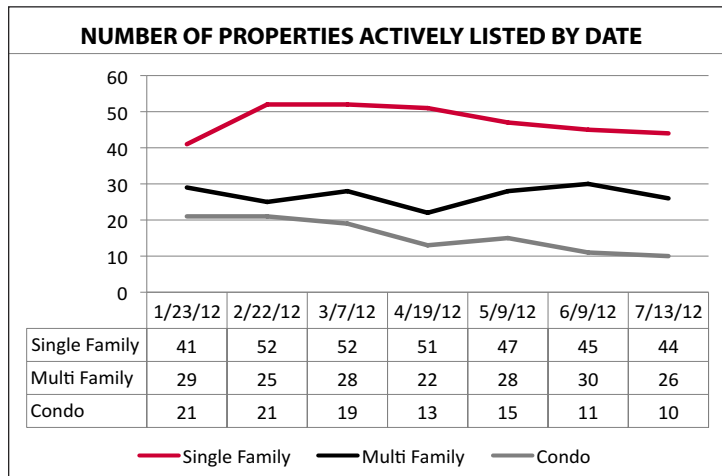
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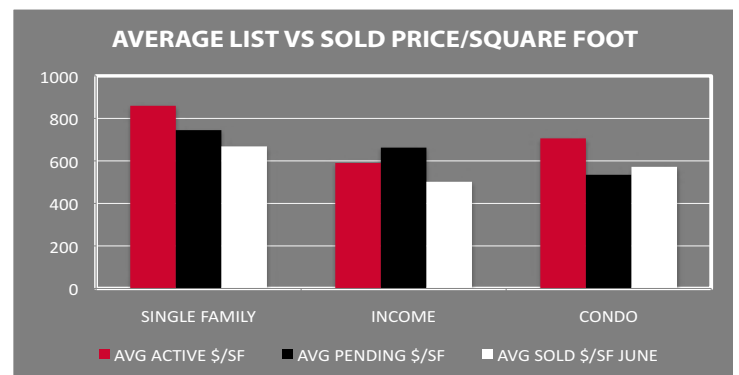
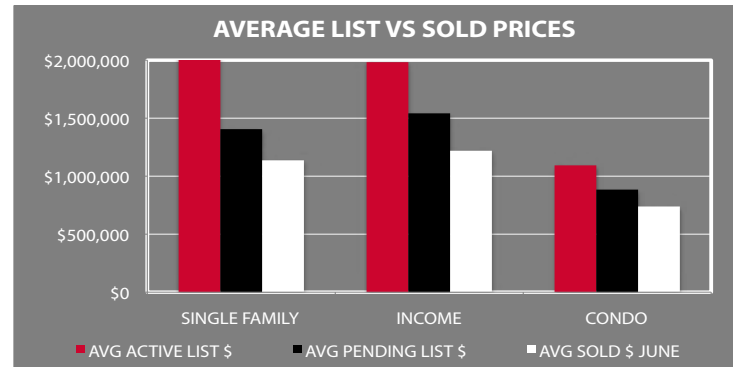
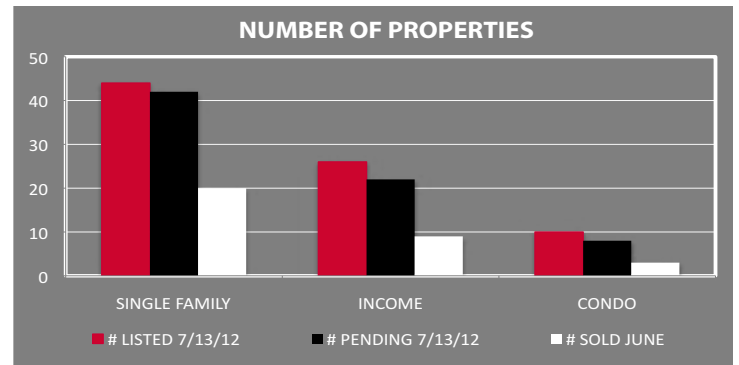
June Home Sales Stats As Compared to Last Month and a Year Ago



Past Year's Look at the Number of Properties Actively Listed and the Days on Market for All Property Types



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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