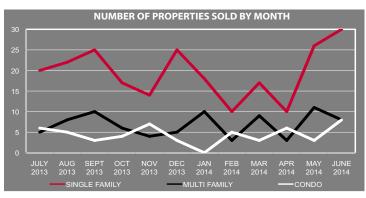
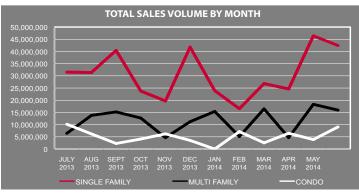
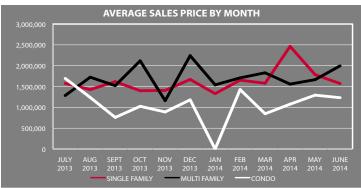
The List of All Venice Sales in June

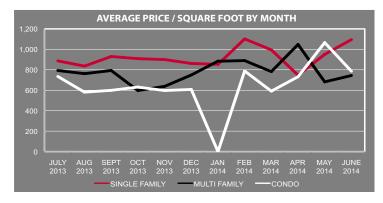
		FAMI	LY SAL	ES . JUI	NE.201	4	
STREET		BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR		2	1	855	1953	3006	\$865,000
PALOMA AVE		2	1	1034	1906	2558	\$875,000
VERNON AVE	-	2	1	1060	1923	4809	\$900,000
COMMONWEALTH AV	Έ	3	2	946	1941	4400	\$910,000
SAN JUAN AVE		2	1	1056	1913	1531	\$1,079,000
GLYNDON AVE APPLEBY ST		3 3	2 2	1176	1924	5848	\$1,150,000
INDIANA AVE		3	2	1213 1213	1951 1951	5000 5156	\$1,160,000
OCEAN AVE		2	1	1143	1928	3700	\$1,175,000 \$1,275,000
SUPERBA AVE		1	1	864	1920	2974	\$1,275,000
GLENCOE AVE		2	1	1122	1926	5854	\$1,275,000
LOUELLA AVE		3	2	1242	1947	5460	\$1,350,000
CLUBHOUSE AVE		2	1	868	1910	2249	\$1,420,000
CABRILLO AVE		2	1	820	1924	2550	\$1,485,000
WESTMINSTER AVE		2	1	828	1923	5208	\$1,600,000
RENNIE AVE		3	2	1715	1926	4136	\$1,650,000
VENEZIA AVE		3	2	2200	1923	4201	\$1,800,000
30TH AVE		2	2	1146	1932	2650	\$1,815,000
GLENCOE AVE		3	3	2540	1925	5591	\$1,821,645
SHERMAN CANAL		1	2	536	1945	2850	\$1,975,000
MILWOOD AVE		2	2	2003	1951	4262	\$2,050,000
PALMS BLVD		3	3	2312	1976	10889	\$2,095,000
		2 4	1 3	983	1909 2006	7107	\$2,200,000
WALNUT AVE GRAND BL		4	3 4	2868 2522	2008	6639 2701	\$2,250,000
VENEZIA AVE		2	2	1600	2001	4500	\$2,300,000 \$2,300,000
ANGELUS PL		5	2	2863	2009	4201	\$2,375,000
SANBORN AVE		3	2	1784	1940	4339	\$2,575,000 N/A
LINDEN AVE		2	2	1606	1922	4327	N/A
GLYNDON AVE		2	1	848	1949	5947	N/A
TOTAL SALES							\$42,425,645
AVERAGE SALE PRIC	E						\$1,571,320
AVERAGE \$ PER SQ F	т						\$1,095
RES	IDENT	AL ING	COME	SALES .	JUNE .	2014	
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SAN JUAN AVE	3	7	4	2763	1930	5222	\$660,000
VERNON AVE	2	3	3	1244	1922	4800	\$1,440,000
PALMS BLVD	2	3	2	1996	1923	5749	\$1,485,000
6TH AVE	2	5	3	2369	1922	4410	\$1,950,000
MILWOOD AVE	2	3	3	1814	1920	5405	\$1,950,000
BREEZE AVE	2 2	6 5	4 3	3330 2564	1912 2005	3139	\$2,350,000
SAN JUAN AVE PACIFIC AVE			3			3060	
	0	12	0				\$2,850,000
	8	12	8	5381	1963	6363	\$3,280,000
TOTAL SALES		12	8				\$3,280,000 \$15,965,000
TOTAL SALES AVERAGE SALE PRIC	E	12	8				\$3,280,000 \$15,965,000 \$1,995,625
TOTAL SALES	E	12	8				\$3,280,000 \$15,965,000
TOTAL SALES AVERAGE SALE PRIC AVERAGE \$ PER SQ F	E	MINIU	JM SAI	5381 LES . JUI	1963 NE . 201	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F	E	MINIU BDM	IM SAI BTH	5381 LES.JUI SQ FT	1963 NE . 201 YR BLT	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD	E	MINIU BDM 2	JM SAI BTH 3	5381 LES . JUI SQ FT 878	1963 NE . 201 YR BLT 1985	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR	E	MINIU BDM 2 0	JM SAI BTH 3 1	5381 LES . JUI SQ FT 878 946	1963 NE . 201 YR BLT 1985 2004	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST	E	MINIU BDM 2 0 1	JM SAI BTH 3 1 2	5381 LES.JUI SQ FT 878 946 1320	1963 NE . 201 YR BLT 1985 2004 2008	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE	E	BDM 2 0 1 2	JM SAI BTH 3 1 2 3	5381 LES . JUI SQ FT 878 946 1320 1263	1963 NE.201 YR BLT 1985 2004 2008 1991	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$8506,014 \$895,000 \$1,100,000 \$1,136,500
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST	E	MINIU BDM 2 0 1 2 1	JM SAI BTH 3 1 2 3 2	5381 LES.JUI SQFT 878 946 1320 1263 1432	1963 NE.201 YR BLT 1985 2004 2008 1991 2008	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$506,014 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F C STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE	E	MINIC BDM 2 0 1 2 1 3	JM SAI BTH 3 1 2 3 2 3	5381 LES . JUI SQ FT 878 946 1320 1263 1432 1760	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,285,000
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST	E	DMINIU BDM 2 0 1 2 1 3 2	JM SAI BTH 3 1 2 3 2 3 2 3 2	5381 SQ FT 878 946 1320 1263 1432 1760 2050	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,285,000 \$1,445,000
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE	E	MINIC BDM 2 0 1 2 1 3	JM SAI BTH 3 1 2 3 2 3	5381 LES . JUI SQ FT 878 946 1320 1263 1432 1760	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,1285,000 \$1,445,000 \$2,300,000
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE TOTAL SALES	E T	DMINIU BDM 2 0 1 2 1 3 2	JM SAI BTH 3 1 2 3 2 3 2 3 2	5381 SQ FT 878 946 1320 1263 1432 1760 2050	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,136,500 \$1,45,000 \$1,45,000 \$2,300,000 \$9,859,514
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE SALE PRICE	E T CONDO	DMINIU BDM 2 0 1 2 1 3 2	JM SAI BTH 3 1 2 3 2 3 2 3 2	5381 SQ FT 878 946 1320 1263 1432 1760 2050	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,192,000 \$1,285,000 \$1,45,000 \$2,300,000 \$9,859,514 \$1,232,439
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE TOTAL SALES	E T CONDO	DMINIU BDM 2 0 1 2 1 3 2	JM SAI BTH 3 1 2 3 2 3 2 3 2	5381 SQ FT 878 946 1320 1263 1432 1760 2050	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008	6363	\$3,280,000 \$15,965,000 \$1,995,625 \$744 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,136,500 \$1,192,000 \$1,45,000 \$1,45,000 \$2,300,000 \$9,859,514
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE \$ PER SQ F	E T CONDO	MINIL BDM 2 0 1 2 1 3 2 3	JM SAI BTH 3 2 3 2 3 2 3 3	5381 SQ FT 878 946 1320 1263 1432 1760 2050	1963 NE.201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1992 2008 1913	4	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,192,000 \$1,285,000 \$1,45,000 \$2,300,000 \$9,859,514 \$1,232,439
TOTAL SALES AVERAGE SALE PRICL AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE \$ PER SQ F STREET	E T CONDO	MINIL BDM 2 0 1 2 1 3 2 3	JM SAI BTH 3 2 3 2 3 2 3 3	5381 SQ FT 878 946 1320 1263 1432 1760 2050 2900	1963 NE.201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1992 2008 1913	6363 4 4 LOT SZ	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$1,285,000 \$2,300,000 \$2,800 \$2,
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST ATH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET LINNIE CANAL	E T CONDO	MINIL BDM 2 0 1 2 1 3 2 3	JM SAI BTH 3 2 3 2 3 2 3 3	5381 SQ FT 878 946 1320 1263 1432 1760 2050 2900	1963 NE.201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1992 2008 1913	4 4 LOT 52 2848	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,100,000 \$1,136,500 \$1,136,500 \$1,285,000 \$1,
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST 4TH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET LINNIE CANAL LINNIE CANAL	E T CONDO	MINIL BDM 2 0 1 2 1 3 2 3	JM SAI BTH 3 2 3 2 3 2 3 3	5381 SQ FT 878 946 1320 1263 1432 1760 2050 2900	1963 NE.201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1992 2008 1913	6363 4 4 LOT 52 2848 2848	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,136,500 \$1,192,000 \$1,285,000 \$1,445,000 \$2,300,000 \$1,245,000 \$1,445,000 \$2,300,000 \$1,232,439 \$786 SALE PRICE N/A N/A
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST ATH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE \$ ALE PRICE AVERAGE \$ PER SQ F STREET LINNIE CANAL LINNIE CANAL LINNIE CANAL	E T E E T VACAN	DMINIU BDM 2 0 1 2 1 3 2 3 3 T LAN	JM SAI BTH 3 2 3 2 3 2 3 2 3 0 5 AL	5381 SQ FT 878 946 1320 1263 1432 1760 2050 2900	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1913 NE . 201	6363 4 4 LOT 52 2848 2848 2848 2848	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,100,000 \$1,136,500 \$1,136,500 \$1,285,000 \$1,
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST ATH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET LINNIE CANAL LINNIE CANAL	E T E E T VACAN	DMINIU BDM 2 0 1 2 1 3 2 3 3 T LAN	JM SAI BTH 3 2 3 2 3 2 3 2 3 0 5 AL	5381 SQ FT 878 946 1320 1263 1432 1760 2050 2900	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1913 NE . 2014 ME . 2014	6363 4 4 LOT 52 2848 2848 2848 2848	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,100,000 \$1,136,500 \$1,136,500 \$1,285,000 \$1,
TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ F STREET ABBOT KINNEY BLVD HAMPTON DR MAIN ST RENNIE AVE MAIN ST ATH AVE MAIN ST MILDRED AVE TOTAL SALES AVERAGE \$ ALE PRICE AVERAGE \$ PER SQ F STREET LINNIE CANAL LINNIE CANAL LINNIE CANAL	E T E E T VACAN	DMINIU BDM 2 0 1 2 1 3 2 3 3 T LAN	JM SAI BTH 3 2 3 2 3 2 3 2 3 0 5 AL	5381 SQ FT 878 946 1320 1263 1432 1760 2050 2900	1963 NE . 201 YR BLT 1985 2004 2008 1991 2008 1992 2008 1913 NE . 201	6363 4 4 LOT 52 2848 2848 2848 2848	\$3,280,000 \$15,965,000 \$1,995,625 \$744 SALE PRICE \$506,014 \$895,000 \$1,100,000 \$1,136,500 \$1,192,000 \$1,136,500 \$1,192,000 \$1,285,000 \$1,445,000 \$2,300,000 \$1,245,000 \$1,445,000 \$2,300,000 \$1,232,439 \$786 SALE PRICE N/A N/A

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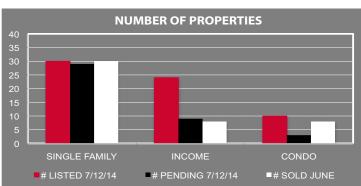
June Home Sales Stats As Compared to Last Month and a Year Ago



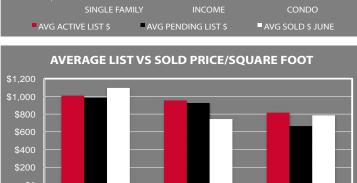
Comparison Stats of June Sales with Last Month and Previous Year for All Property Types

		·1		
		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	June 2014	1,587,213	1,445,000	938
	Change	-7%	-2%	8%
	May 2014	1,715,019	1,470,000	865
	June 2014	1,587,213	1,445,000	938
	Change	13%	16%	18%
	June 2013	1,401,467	1,250,000	793
SINGLE FAMILY	June 2014	1,571,320	1,485,000	1,095
	Change	-12%	-1%	15%
	May 2014	1,784,846	1,502,500	951
	June 2014	1,571,320	1,485,000	1,095
	Change	8%	16%	12%
	June 2013	1,451,249	1,275,000	981
RES INCOME	June 2014	1,995,625	1,950,000	744
	Change	20%	31%	9%
	May 2014	1,665,070	1,490,000	682
	June 2014	1,995,625	1,950,000	744
	Change	19%	18%	13%
	June 2013	1,672,167	1,647,500	657
CONDOMINIUM	June 2014	1,232,439	1,164,250	786
	Change	-5%	-4%	-26%
	May 2014	1,293,000	1,211,000	1,066
	June 2014	1,232,439	1,164,250	786
NO	Change	20%	25%	24%
Ŭ	June 2013	1,024,300	932,500	633

Active and Pending Listings vs Last Month's Sales



AVERAGE LIST VS SOLD PRICES



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

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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