

The List of All Venice Sales in June

SINGLE FAMILY SALES . JUNE . 2014						
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 AVE	3	2	946	1941	4400	\$910,000
SAN JUAN AVE	2	1	1056	1913	1531	\$1,079,000
GLYNDON AVE	3	2	1176	1924	5848	\$1,150,000
APPLEBY ST	3	2	1213	1951	5000	\$1,160,000
INDIANA AVE	3	1	1213	1951	5156	\$1,175,000
OCEAN AVE	2	1	1143	1928	3700	\$1,275,000
SUPERBA AVE	1	1	864	1924	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
RENNIE AVE	2	1	983	1909	7107	\$2,200,000
WALNUT AVE	4	3	2868	2006	6639	\$2,250,000
GRAND BL	3	4	2522	2001	2701	\$2,300,000
VENEZIA AVE	2	2	1600	2009	4500	\$2,300,000
ANGELUS PL	5	3	2863	2012	4201	\$2,375,000
SANBORN AVE	3	2	1784	1940	4339	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 PRICE						\$1,571,320
AVERAGE \$ PER SQ FT						\$1,095

RESIDENTIAL INCOME 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	6	4	3330	1912	3139	\$2,350,000
SAN JUAN AVE	2	5	3	2564	2005	3060	\$2,850,000
PACIFIC AVE	8	12	8	5381	1963	6363	\$3,280,000
TOTAL SALES							\$15,965,000
AVERAGE SALE PRICE							\$1,995,625
AVERAGE \$ PER SQ FT							\$744

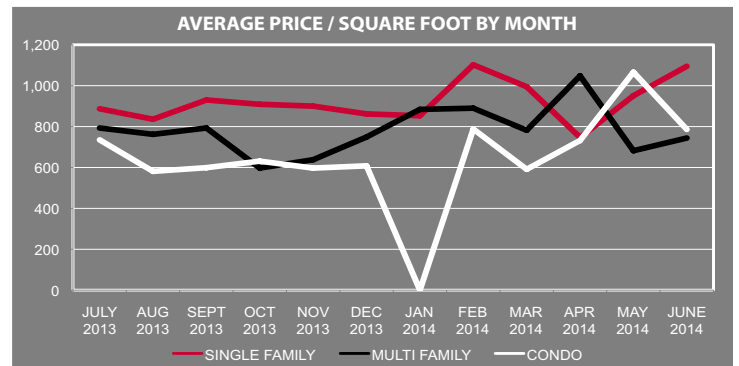
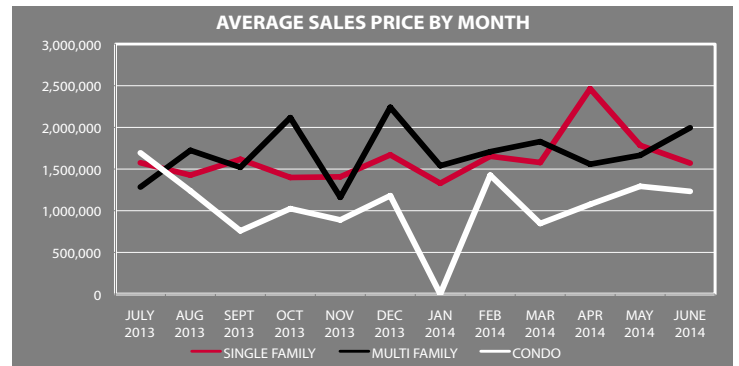
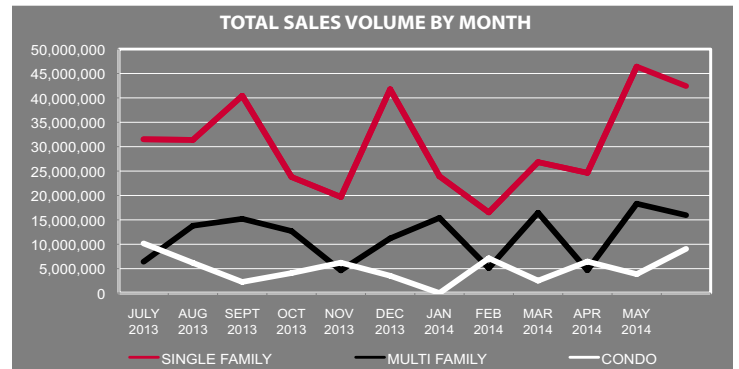
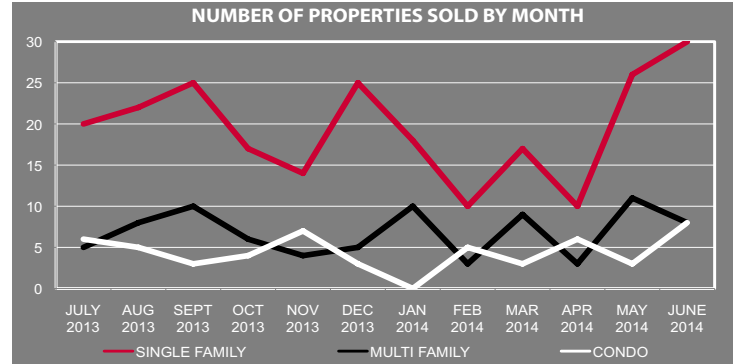
CONDOMINIUM SALES . JUNE . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
ABBOT KINNEY BLVD	2	3	878	1985	\$506,014	
HAMPTON DR	0	1	946	2004	\$895,000	
MAIN ST	1	2	1320	2008	\$1,100,000	
RENNIE AVE	2	3	1263	1991	\$1,136,500	
MAIN ST	1	2	1432	2008	\$1,192,000	
4TH AVE	3	3	1760	1992	\$1,285,000	
MAIN ST	2	2	2050	2008	\$1,445,000	
MILDRED AVE	3	3	2900	1913	\$2,300,000	
TOTAL SALES					\$9,859,514	
AVERAGE SALE PRICE					\$1,232,439	
AVERAGE \$ PER SQ FT					\$786	

VACANT LAND SALES . JUNE . 2014			
STREET	LOT SZ	SALE PRICE	
LINNIE CANAL	2848	N/A	
LINNIE CANAL	2848	N/A	
LINNIE CANAL	2848	N/A	

COMMERCIAL SALES . JUNE . 2014				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
LINCOLN BLVD	2100	1962	2707	\$1,300,000

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

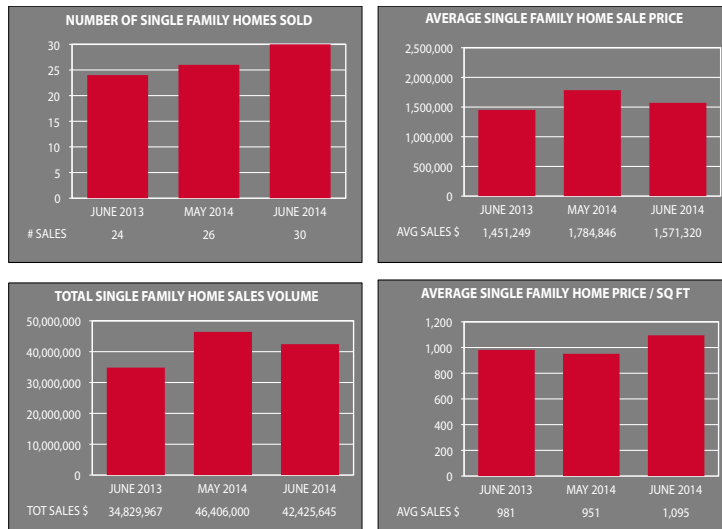
A Comparison of the Sales Statistics for All Property Types for the Past Year



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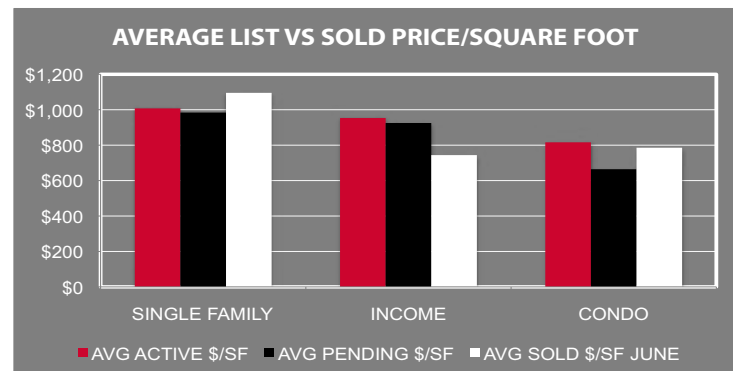
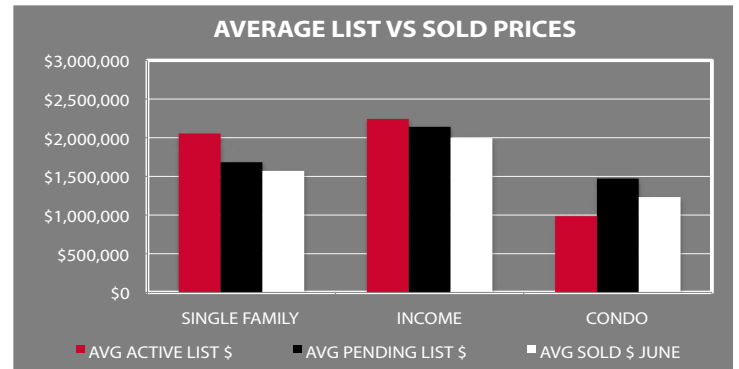
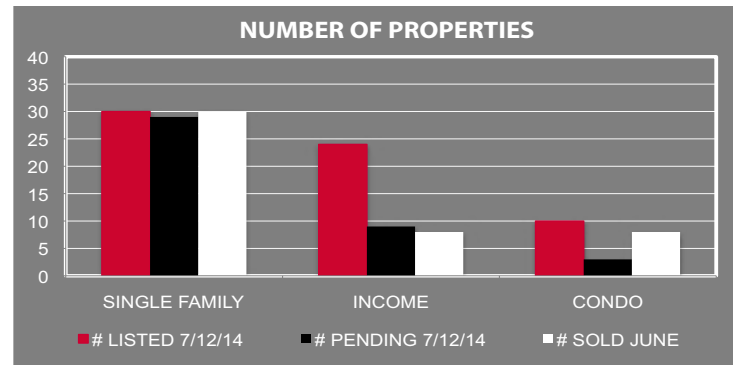
June Home Sales Stats As Compared to Last Month and a Year Ago



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

		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%
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%
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%
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
	Change	20%	25%	24%
June 2013	1,024,300	932,500	633	

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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