

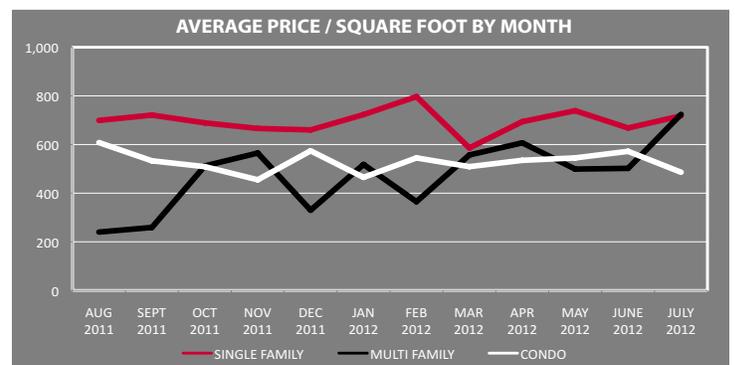
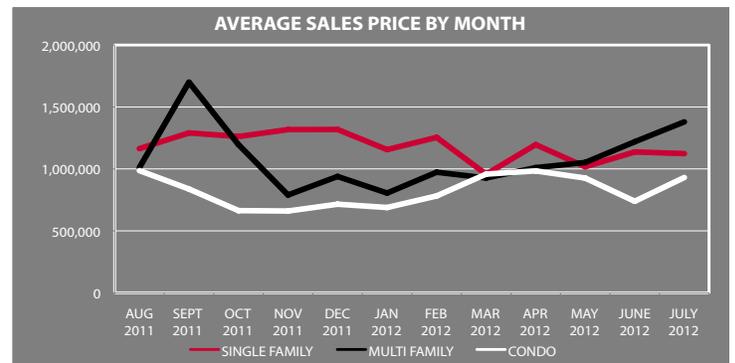
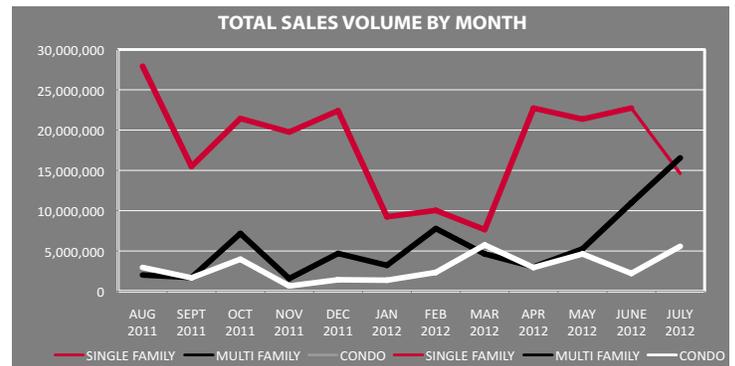
### The List of All Venice Sales in July

SINGLE FAMILY SALES . JULY . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NOWITA PL	2	1	1192	1937	4782	\$720,000
SUNSET AVE	4	1	1156	1922	4802	\$786,500
INDIANA AVE	3	1	1112	1952	5280	\$825,000
INDIANA AVE	4	2	1609	1951	4765	\$829,000
OCEAN AVE	2	2	1324	1957	2705	\$900,000
SUPERBA AVE	2	1	762	1921	2975	\$930,000
VENEZIA AVE	2	1.75	1280	1923	3698	\$1,095,000
PENMAR AVE	3	3	2394	1929	6360	\$1,206,000
MARKET ST	3	2.5	2300	1912	2850	\$1,320,000
OXFORD AVE	3	3	3005	2001	4636	\$1,381,200
CRESTMORE PL	2	2.5	812	1948	4200	\$1,400,000
ABBOT KINNEY BLVD	2	1	1387	1908	4050	\$1,425,000
LINNIE CANAL	3	3	1999	1976	2850	\$1,786,000
<b>TOTAL SALES</b>						<b>\$14,603,700</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,123,362</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$718</b>

RESIDENTIAL INCOME SALES . JULY . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	2	2	2	1026	1953	3027	\$447,500
SAN JUAN AVE	2	3	2	1152	1948	2707	\$750,000
COUER D'ALENE	2	3	2	1421	1950	5271	\$760,000
WINDWARD AVE	2	2	2	1246	1922	2850	\$865,222
SUNSET AVE	2	2	2	1440	1911	6708	\$900,000
MILWOOD AVE	2	3	2	1265	1922	4375	\$1,057,500
SUNSET AVE	3	4	3	1940	1924	3615	\$1,150,000
THORNTON AVE	2	4	3	1966	1979	3600	\$1,415,000
VIENNA WAY	2	5	2	1988	1924	10893	\$1,600,000
ROSE AVE	4	4	4	2850	1951	3528	\$1,831,000
PALMS BLVD	2	3	4.25	2555	1938	5401	\$2,400,000
OCEAN FRONT WALK	3	5	6	4015	1981	3957	\$3,380,000
<b>TOTAL SALES</b>							<b>\$16,556,222</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,379,685</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$724</b>

CONDOMINIUM SALES . JULY . 2012					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	3	944	1985	\$340,000
26TH AVE	2	3	1291	1992	\$790,000
ABBOT KINNEY BLVD	2	4	2694	2005	\$910,000
DELL AVE	3	3.5	2086	2010	\$1,033,500
HARBOR ST	3	3	2029	1986	\$1,175,000
BROOKS AVE	2	2.5	2439	2012	\$1,335,000
<b>TOTAL SALES</b>					<b>\$5,583,500</b>
<b>AVERAGE SALE PRICE</b>					<b>\$930,583</b>
<b>AVERAGE \$ PER SQ FT</b>					<b>\$486</b>

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



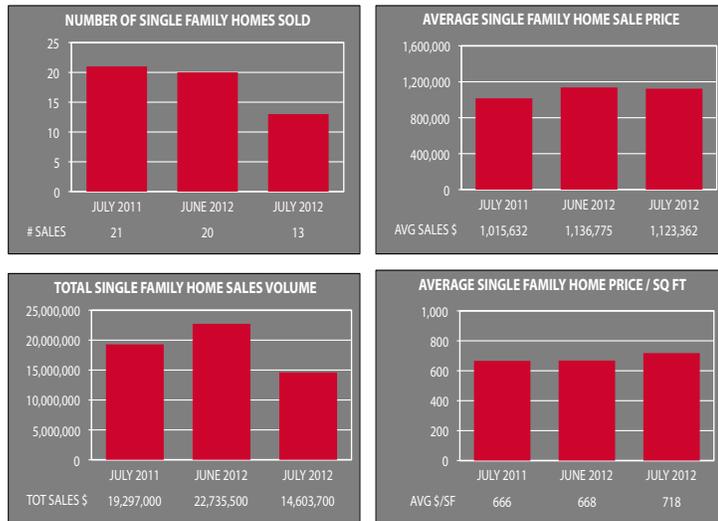
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



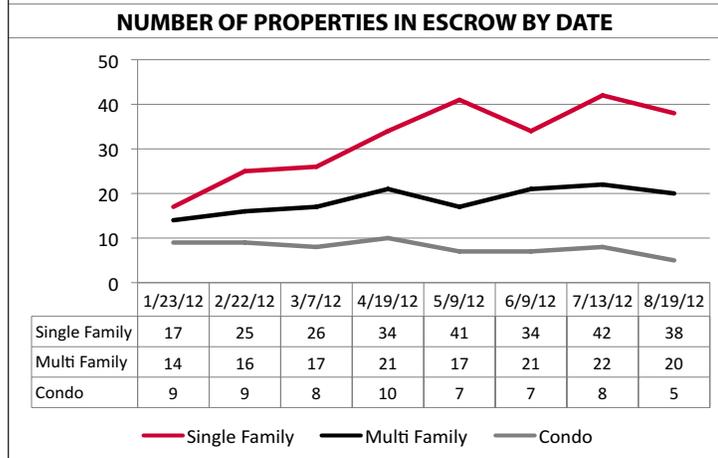
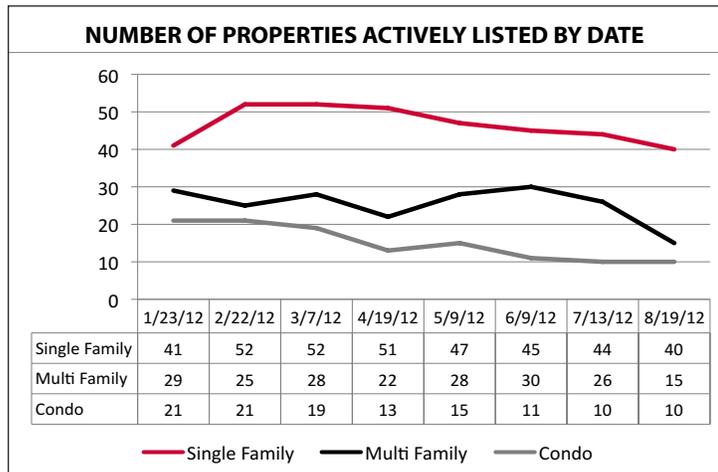
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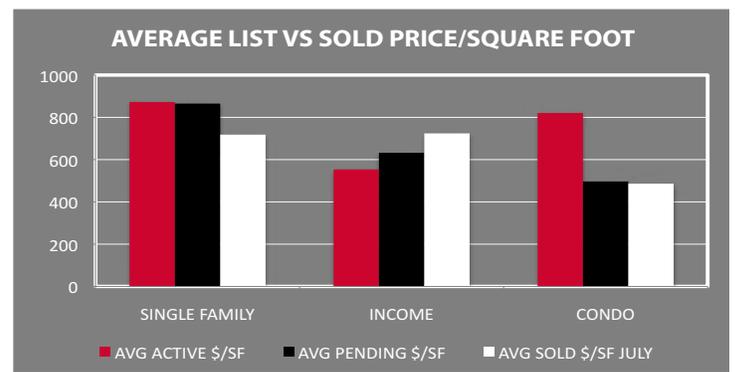
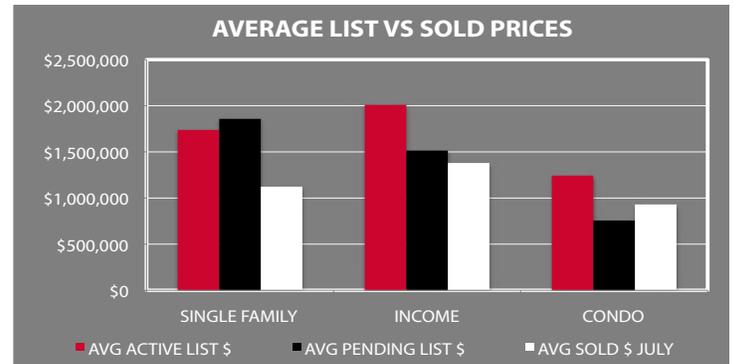
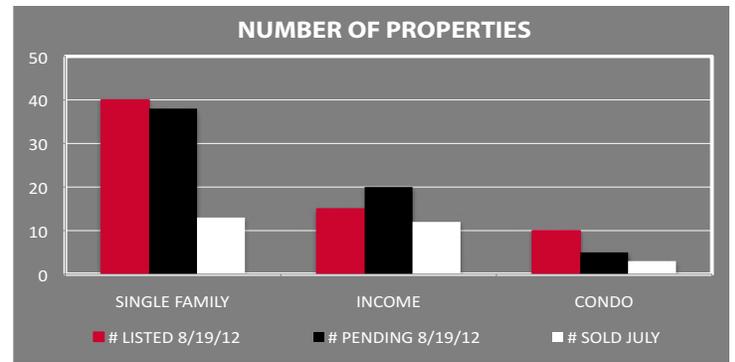
### July Home Sales Stats As Compared to Last Month and a Year Ago



### 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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