

The List of All Venice Sales in September

SINGLE FAMILY SALES . SEPTEMBER . 2011

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLENCOE AVE	2	2	1843	6110	2007	\$745,000
GLYNDON AVE	3	2	1381	1923	5406	\$755,000
OAKWOOD AVE	3	1	1510	1912	5619	\$785,000
NOWITA PL	3	2	1740	1926	4760	\$880,000
BREEZE AVE	2	2	1137	1912	2265	\$1,050,000
30TH AVE	2	2	1368	1965	2640	\$1,100,000
ANGELUS PL	2	3	1248	1922	4181	\$1,150,000
BRYAN AVE	3	2	1370	1952	3898	\$1,250,000
OAKWOOD AVE	3	2	1647	1930	5250	\$1,420,000
FLOWER AVE	4	2.8	2757	1946	5840	\$1,600,000
HOWLAND CANAL	3	2.5	2563	1988	2850	\$2,000,000
SANTA CLARA AVE	3	3	2909	2007	5200	\$2,750,000
TOTAL SALES						\$15,485,000
AVERAGE SALE PRICE						\$1,290,417
AVERAGE \$ PER SQ FT						\$721

RESIDENTIAL INCOME SALES . SEPTEMBER . 2011

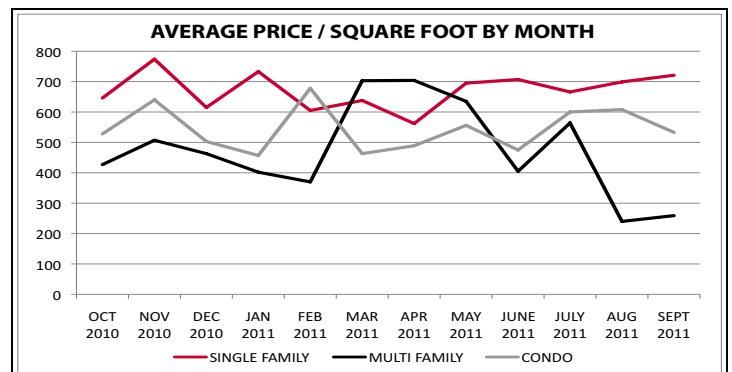
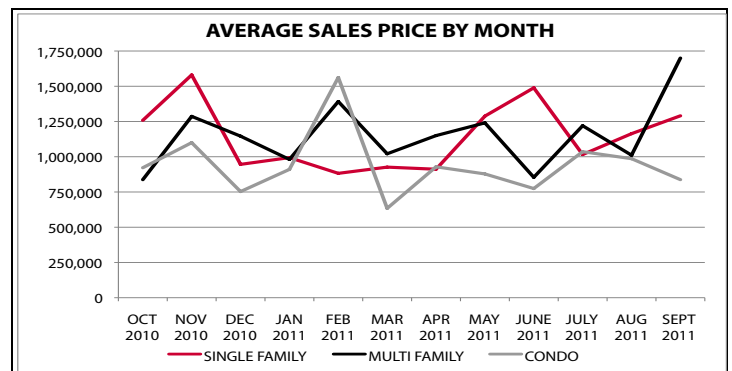
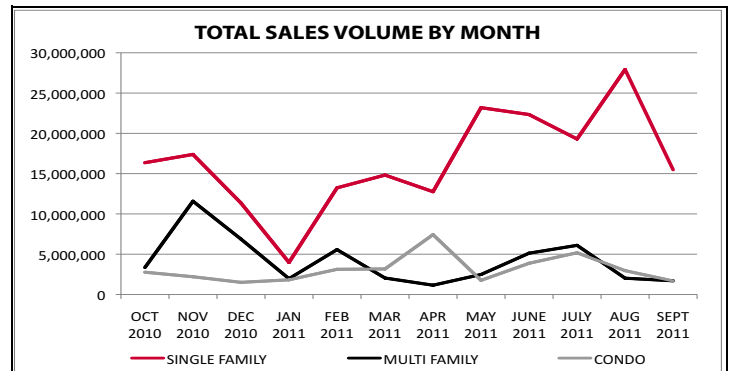
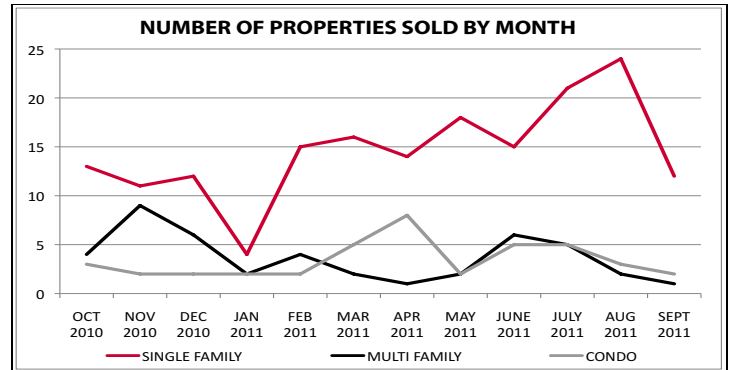
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE WAY	3	9	6	6557	1985	4486	\$1,700,000
TOTAL SALES							\$1,700,000
AVERAGE SALE PRICE							\$1,700,000
AVERAGE \$ PER SQ FT							\$259

CONDOMINIUM SALES . SEPTEMBER . 2011

STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	2	2	822	1984	\$325,000
BROOKS AVE	2	2.5	2318	2009	\$1,350,000
TOTAL SALES					\$1,675,000
AVERAGE SALE PRICE					\$837,500
AVERAGE \$ PER SQ FT					\$533

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

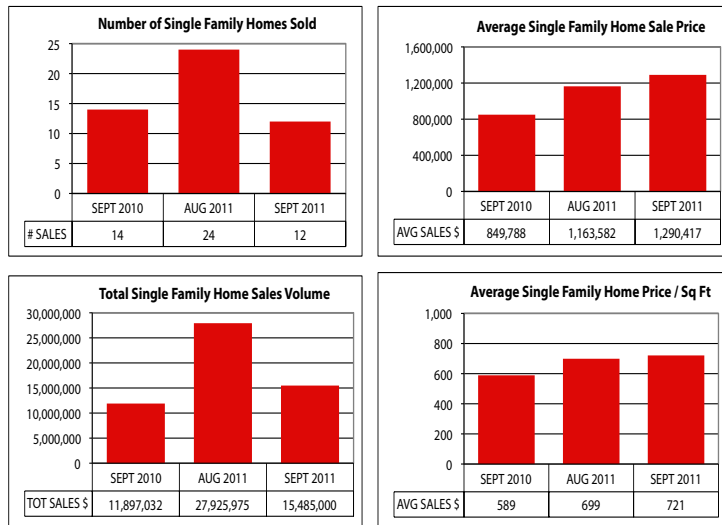
A Comparison of the Sales Statistics for All Property Types for the Past Year



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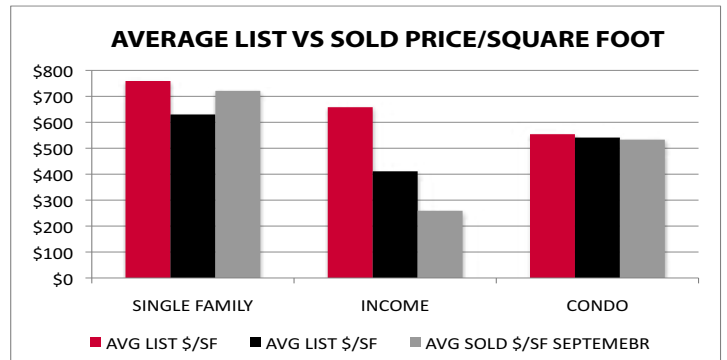
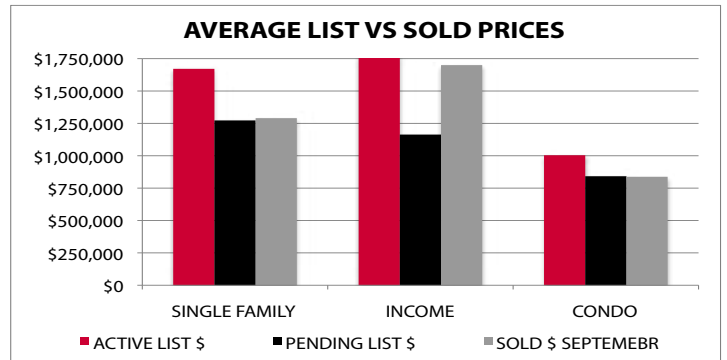
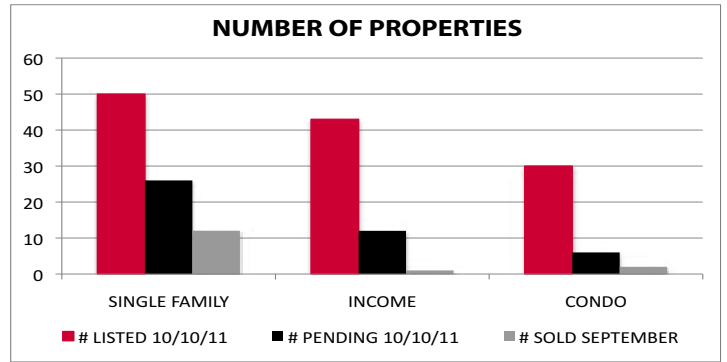
September Home Sales Stats As Compared to Last Month and a Year Ago



September Stats by Property Type

	SINGLE FAMILY	INCOME	CONDO
# LISTED 11/9/11	47	35	32
TOTAL \$ LISTED	\$78,558,999	\$49,973,900	\$33,139,000
AVG ACTIVE LIST \$	\$1,671,468	\$1,427,826	\$1,035,594
AVG ACTIVE \$/SF	\$757	\$573	\$552
AVG ACTIVE DOM	64.8	105	101
MEDIAN ACTIVE LIST \$	\$1,495,000	\$1,200,000	\$1,049,500
# PENDING 11/9/11	26	13	5
TOTAL \$ PENDING	\$30,722,826	\$13,677,459	\$4,239,795
AVG PENDING LIST \$	\$1,181,647	\$1,052,112	\$847,959
AVG PENDING \$/SF	\$622	\$420	\$496
AVG PENDING DOM	83.5	74.8	50.2
MEDIAN LIST \$	\$934,950	\$1,000,000	\$724,900
# SOLD OCTOBER	17	6	6
TOTAL \$ SOLD OCTOBER	\$21,443,000	\$7,174,400	\$3,979,000
AVG SOLD \$ OCTOBER	\$1,261,353	\$1,195,733	\$663,167
AVG SOLD \$/SF OCTOBER	\$689	\$512	\$509

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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