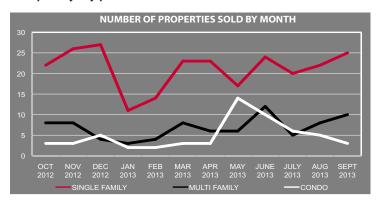
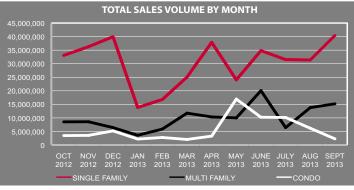
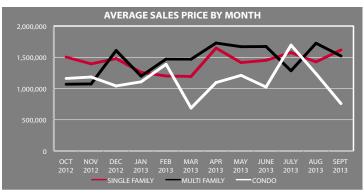
The List of All Venice Sales in September

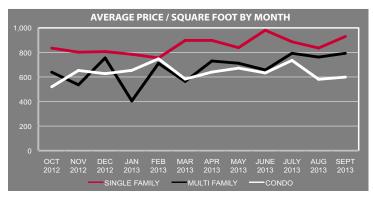
| 3 | INGLE FA | MILY S | SALES | . SEPTEI | MBER . | 2013 | |
|---|---|---|--|--|--|--|--|
| STREET | | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| INDIANA AVE | | 3 | 1 | 1213 | 1951 | 5,156 | \$679,000 |
| ROSE AVE | | 3 | 1 | 1029 | 1946 | 6250 | \$760,000 |
| THORNTON PL | | 2 | 1 | 936 | 1965 | 1,824 | \$815,000 |
| SUPERIOR AVE | | 3 | 1 | 1270 | 1949 | 6781 | \$888,000 |
| BRYAN AVE | | 2 | 2 | 1150 | 1950 | 3,597 | \$1,070,000 |
| OCEAN AVE | | 3 | 1 | 1125 | 1947 | 4,988 | \$1,185,000 |
| BROOKS AVE | | 2 | 1 | 866 | 1925 | 5,202 | \$1,260,000 |
| GLENCOE AVE | | 3 | 2 | 1723 | 1927 | 5,525 | \$1,303,000 |
| BOONE AVE | | 2 | 2 | 1152 | 1952 | 3,598 | \$1,307,000 |
| MILWOOD AVE | | 3 | 2 | 1500 | 1921 | 4,249 | \$1,371,000 |
| CABRILLO AVE | | 3 | 2 | 1182 | 1952 | 2,550 | \$1,395,000 |
| VICTORIA AVE | | 2 | 2 | 1414 | 1913 | 3,910 | \$1,405,000 |
| GRANT AVE | | 3 | 2 | 1456 | 1926 | 4,197 | \$1,435,000 |
| 30TH AVE | | 3 | 2.5 | 1400 | 1913 | 2,650 | \$1,499,999 |
| DUDLEY AVE | | 3 | 1 | 1998 | 1911 | 2722 | \$1,600,000 |
| 27TH AVE | | 2 | 1 | 1224 | 1912 | 2643 | \$1,625,000 |
| SANTA CLARA AVE | | 2 | 1 | 780 | 1953 | 5200 | \$1,675,000 |
| 6TH AVE | | 3 | 2 | 754 | 1950 | 6,408 | \$1,725,000 |
| 18TH AVE | | 3 | 2.5 | 2784 | 1978 | 2,640 | \$1,850,000 |
| PALOMA AVE 25TH AVE | | 4 | 3 | 2100 | 1906 | 3,901 | \$1,895,000 |
| | | 4 | 1.75 | 2505 | 1910 | 2,643 | \$1,900,000 |
| VENEZIA AVE HOWLAND CANAL | | 4 3 | 3.5 | 2804 | 2005 | 3,700 | \$2,210,000 |
| 26TH AVE | - | 3 | 2.5 3.5 | 3497 3400 | 1986 2013 | 2,850 2,639 | \$2,750,000 \$2,925,000 |
| HOWLAND CANAL | | N/A | 3.5 N/A | 5400 N/A | 2013 | 2,059 | \$2,925,000 \$3,900,000 |
| TOTAL SALES | - | N/A | N/A | IN/A | 2013 | 2030 | \$40,427,999 |
| | | | | | | | |
| AVERAGE SALE P | | | | | | | \$1,617,120 |
| AVERAGE \$ PER S | SQ FT | | | | | | \$930 |
| RESI | DENTIAL | INCOI | ME SAI | .ES . SEF | PTEMBE | R.201 | 3 |
| STREET | # UNITS | BDM | BTH | SQ FT | YR BLT | LOT SZ | SALE PRICE |
| PENMAR AVE | 3 | 4 | 3 | 2054 | 1949 | 4,530 | \$1,144,466 |
| ROSE AVE | 2 | 2 | 2 | | 1052 | 2,860 | |
| PACIFIC AVE | | | | 954 | 1953 | | \$1,315,000 |
| | 2 | 4 | 2 | 1880 | 1906 | 2,744 | \$1,425,000 |
| VERNON AVE | 2 2 | 4 3 | 2 2 | 1880 1300 | 1906 1909 | 2,744 4,800 | \$1,425,000 \$1,425,000 |
| MARCO PL | 2 2 2 | 4 3 3 | 2 2 2 | 1880 1300 1414 | 1906 1909 1921 | 2,744 4,800 3,600 | \$1,425,000 \$1,425,000 \$1,425,000 |
| MARCO PL 5TH AVE | 2 2 2 2 | 4 3 3 5 | 2 2 2 4 | 1880 1300 1414 2743 | 1906 1909 1921 1929 | 2,744 4,800 3,600 4,139 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 |
| MARCO PL 5TH AVE PRESTON WAY | 2 2 2 2 2 | 4 3 5 5 | 2 2 4 3 | 1880 1300 1414 2743 1786 | 1906 1909 1921 1929 1954 | 2,744 4,800 3,600 4,139 10,891 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE | 2 2 2 2 2 2 2 | 4 3 5 5 4 | 2 2 4 3 4 | 1880 1300 1414 2743 1786 2084 | 1906 1909 1921 1929 1954 1956 | 2,744 4,800 3,600 4,139 10,891 2643 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE | 2 2 2 2 2 2 3 | 4 3 5 5 4 5 | 2 2 4 3 4 5 | 1880 1300 1414 2743 1786 2084 3048 | 1906 1909 1921 1929 1954 1956 1968 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE | 2 2 2 2 2 2 2 | 4 3 5 5 4 | 2 2 4 3 4 | 1880 1300 1414 2743 1786 2084 | 1906 1909 1921 1929 1954 1956 | 2,744 4,800 3,600 4,139 10,891 2643 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE | 2 2 2 2 2 2 3 | 4 3 5 5 4 5 | 2 2 4 3 4 5 | 1880 1300 1414 2743 1786 2084 3048 | 1906 1909 1921 1929 1954 1956 1968 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE | 2 2 2 2 2 2 3 3 3 | 4 3 5 5 4 5 | 2 2 4 3 4 5 | 1880 1300 1414 2743 1786 2084 3048 | 1906 1909 1921 1929 1954 1956 1968 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES | 2 2 2 2 2 3 3 3 RICE | 4 3 5 5 4 5 | 2 2 4 3 4 5 | 1880 1300 1414 2743 1786 2084 3048 | 1906 1909 1921 1929 1954 1956 1968 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S | 2 2 2 2 2 3 3 3 RICE | 4 3 5 5 4 5 3 | 2 2 4 3 4 5 3 | 1880 1300 1414 2743 1786 2084 3048 1908 | 1906 1909 1921 1929 1954 1956 1968 1912 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 |
| MARCO PL 5TH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S | 2 2 2 2 3 3 3 RICE 5Q FT | 4 3 5 5 4 5 3 | 2 2 4 3 4 5 3 | 1880 1300 1414 2743 1786 2084 3048 1908 | 1906 1909 1921 1929 1954 1956 1968 1912 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 |
| MARCO PL STH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S | 2 2 2 2 3 3 3 RICE 5Q FT | 4 3 5 5 4 5 3 | 2 2 4 3 4 5 3 8 SALES | 1880 1300 1414 2743 1786 2084 3048 1908 | 1906 1909 1921 1929 1954 1956 1968 1912 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 \$793 |
| MARCO PL STH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S C STREET | 2 2 2 2 3 3 3 RICE 5Q FT | 4 3 5 5 4 5 3 8 NIUM BDM | 2 2 4 3 4 5 3 8 SALES BTH | 1880 1300 1414 2743 1786 2084 3048 1908 . SEPTE | 1906 1909 1921 1929 1954 1956 1968 1912 MBER . YR BLT | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 \$793 SALE PRICE |
| MARCO PL STH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S C STREET ABBOT KINNEY | 2 2 2 2 3 3 3 RICE 5Q FT | 4 3 5 5 4 5 3 3 NIUM BDM 2 | 2 2 4 3 4 5 3 8 SALES BTH 2.5 | 1880 1300 1414 2743 1786 2084 3048 1908 . SEPTE SQFT 912 | 1906 1909 1921 1929 1954 1956 1968 1912 MBER . YR BLT 1985 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 \$793 SALE PRICE \$505,000 |
| MARCO PL STH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S STREET ABBOT KINNEY MARR ST | 2 2 2 2 3 3 3 RICE 5Q FT | 4 3 5 5 4 5 3 3 NIUM BDM 2 2 | 2 2 4 3 4 5 3 8 SALES BTH 2.5 2 | 1880 1300 1414 2743 1786 2084 3048 1908 . SEPTE SQ FT 912 858 | 1906 1909 1921 1929 1954 1956 1968 1912 MBER . YR BLT 1985 1984 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 \$793 SALE PRICE \$505,000 \$572,000 |
| MARCO PL STH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE \$ PER S AVERAGE \$ PER S STREET ABBOT KINNEY MARR ST HARBOR ST TOTAL SALES | 2 2 2 2 3 3 3 RICE 5Q FT ONDOMII | 4 3 5 5 4 5 3 3 NIUM BDM 2 2 | 2 2 4 3 4 5 3 8 SALES BTH 2.5 2 | 1880 1300 1414 2743 1786 2084 3048 1908 . SEPTE SQ FT 912 858 | 1906 1909 1921 1929 1954 1956 1968 1912 MBER . YR BLT 1985 1984 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 \$793 SALE PRICE \$505,000 \$572,000 \$1,200,000 \$2,277,000 |
| MARCO PL STH AVE PRESTON WAY 27TH AVE 23 23RD AVE BROOKS AVE TOTAL SALES AVERAGE SALE P AVERAGE \$ PER S C STREET ABBOT KINNEY MARR ST HARBOR ST | 2 2 2 2 3 3 3 RICE 5Q FT ONDOMII | 4 3 5 5 4 5 3 3 NIUM BDM 2 2 | 2 2 4 3 4 5 3 8 SALES BTH 2.5 2 | 1880 1300 1414 2743 1786 2084 3048 1908 . SEPTE SQ FT 912 858 | 1906 1909 1921 1929 1954 1956 1968 1912 MBER . YR BLT 1985 1984 | 2,744 4,800 3,600 4,139 10,891 2643 2,641 6,033 | \$1,425,000 \$1,425,000 \$1,425,000 \$1,480,000 \$1,590,000 \$1,675,000 \$1,681,875 \$2,050,000 \$15,211,341 \$1,521,134 \$793 SALE PRICE \$505,000 \$572,000 \$1,200,000 |

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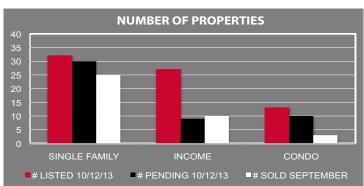
September Home Sales Stats As Compared to Last Month and a Year Ago

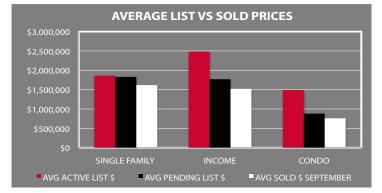


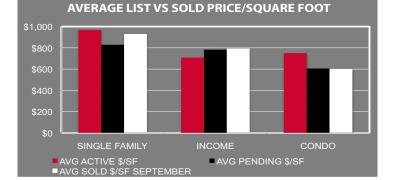
Comparison Stats of September Sales with Last Month and Previous Year for All Property Types

| | | Average Sale Price | Median Sale Price | Avg Price Per SF |
|---------------|----------------|--------------------|-------------------|------------------|
| | | Average Sale Frice | Median Sale Price | Avgricerersr |
| ALL SALES | September 2013 | 1,524,114 | 1,425,000 | 906 |
| | Change | 4% | 14% | 17% |
| | August 2013 | 1,467,897 | 1,250,000 | 775 |
| | September 2013 | 1,524,114 | 1,425,000 | 906 |
| | Change | 19% | 16% | 30% |
| | September 2012 | 1,277,300 | 1,225,000 | 698 |
| SINGLE FAMILY | September 2013 | 1,617,120 | 1,435,000 | 930 |
| | Change | 13% | 14% | 11% |
| | August 2013 | 1,426,882 | 1,258,200 | 836 |
| | September 2013 | 1,617,120 | 1,435,000 | 930 |
| | Change | 26% | 23% | 28% |
| | September 2012 | 1,280,350 | 1,165,000 | 728 |
| RES INCOME | September 2013 | 1,521,134 | 1,425,000 | 793 |
| | Change | -12% | -3% | 4% |
| | August 2013 | 1,724,375 | 1,475,000 | 762 |
| | September 2013 | 1,521,134 | 1,425,000 | 793 |
| | Change | 27% | 23% | 31% |
| | September 2012 | 1,193,875 | 1,162,500 | 604 |
| CONDOMINIUM | September 2013 | 759,000 | 572,000 | 599 |
| | Change | -39% | -58% | 3% |
| | August 2013 | 1,238,000 | 1,350,000 | 581 |
| | September 2013 | 759,000 | 572,000 | 599 |
| NO | Change | -51% | -63% | 4% |
| Ŭ | September 2012 | 1,550,000 | 1,550,000 | 576 |

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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