

The List of All Venice Sales in October

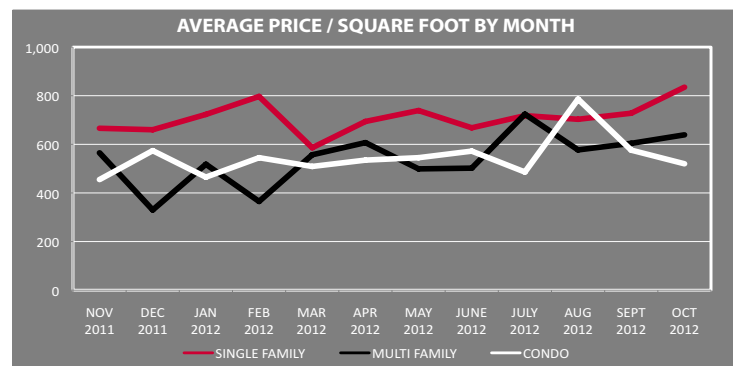
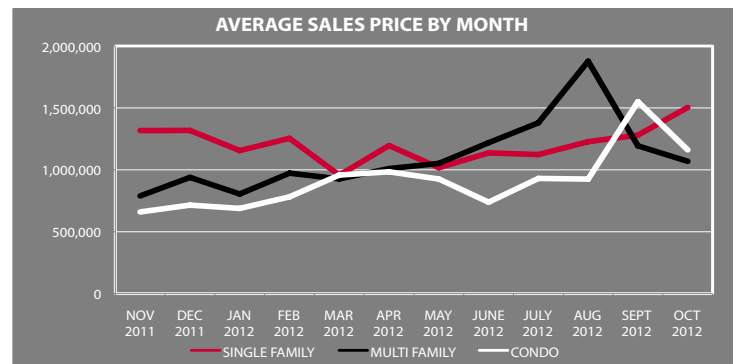
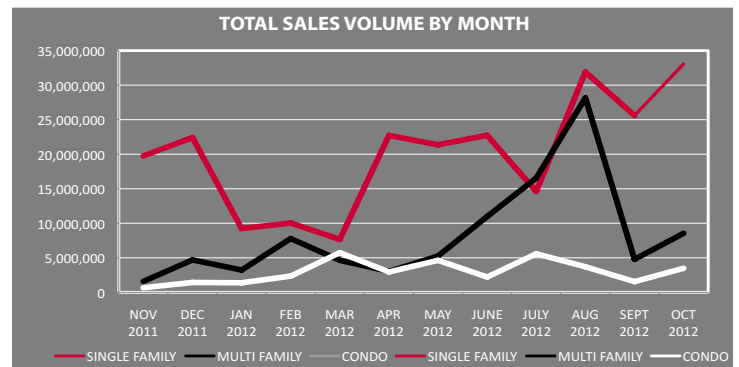
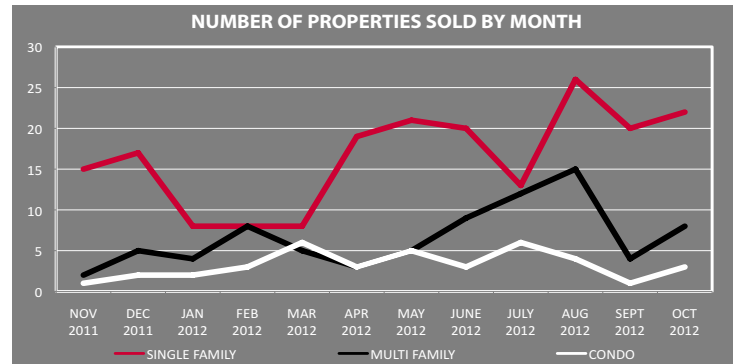
SINGLE FAMILY SALES . OCTOBER . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	3	2	1416	1925	4,000	679,000
PENMAR AVE	2	1	742	1949	2883	725,000
NOWITA PL	2	1.75	740	1923	3,400	815,000
7TH AVE	3	2	1835	1930	8358	830,000
NOWITA PL	3	2	1126	1925	4782	837,000
INDIANA AVE	2	1	1200	1922	5,281	840,000
GLENVON AVE	4	3	2054	1962	5,041	850,000
CLARK AVE	2	2	1273	1950	3601	875,000
GLYNDON AVE	3	2	1623	1912	5,851	930,000
AMOROSO PL	2	1	944	1925	3,330	975,000
WASHINGTON WAY	3	1.5	1176	1925	4,204	1,190,000
NOWITA PL	2	2	1094	1922	3,145	1,200,000
GLYNDON AVE	2	1	1713	1921	5,850	1,335,000
GLYNDON AVE	4	3	1687	2012	5,439	1,429,000
OXFORD AVE	4	3	3005	2001	4,636	1,660,000
WALNUT AVE	4	3	2432	1957	5,848	1,809,175
CABRILLO AVE	4	3.5	2767	1992	2,700	2,000,000
AMOROSO PL	3	2	1468	1948	6,837	2,000,000
NOWITA PL	2	2.5	2030	2003	3,146	2,450,000
CRESCENT PL	1	1	784	1922	7,191	2,700,000
CARROLL CANAL	5	3.5	3467	1976	3,200	2,750,000
ABBOT KINNEY	3	2	5060	2008	2,570	4,200,000
TOTAL SALES						\$33,079,175
AVERAGE SALE PRICE						\$1,503,599
AVERAGE \$ PER SQ FT						\$835

RESIDENTIAL INCOME SALES . OCTOBER . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CALIFORNIA AVE	2	2	2	726	1920	4,724	800,000
WASHINGTON BLVD	2	4	2	1581	1955	5,456	825,000
MAIN ST	2	2	2	1176	1913	2,238	850,000
OCEAN AVE	2	2	2	1056	1921	3,602	1,000,000
VENEZIA AVE	3	3	3	2025	1953	5,321	1,035,000
6TH AVE	3	3	3	2300	1906	5,670	1,220,000
GRAND BLVD	3	3	3	1296	1922	2,700	1,250,000
WESTMINSTER AVE	3	7	4	3212	1946	5,184	1,570,000
TOTAL SALES							\$8,550,000
AVERAGE SALE PRICE							\$1,068,750
AVERAGE \$ PER SQ FT							\$639

CONDOMINIUM SALES . OCTOBER . 2012					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
HARBOR ST	3	2.5	2370	1986	1,050,000
S VENICE BLVD	3	3.5	1973	2010	1,069,000
BROOKS AVE	3	2.5	2356	2010	1,365,000
TOTAL SALES					\$3,484,000
AVERAGE SALE PRICE					\$1,161,333
AVERAGE \$ PER SQ FT					\$520

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



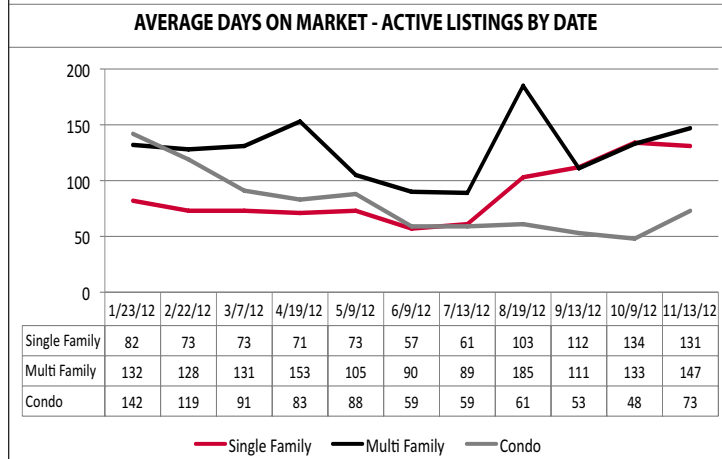
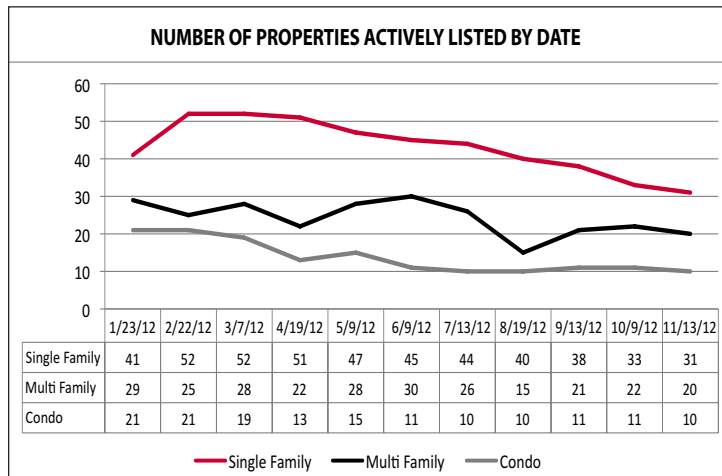
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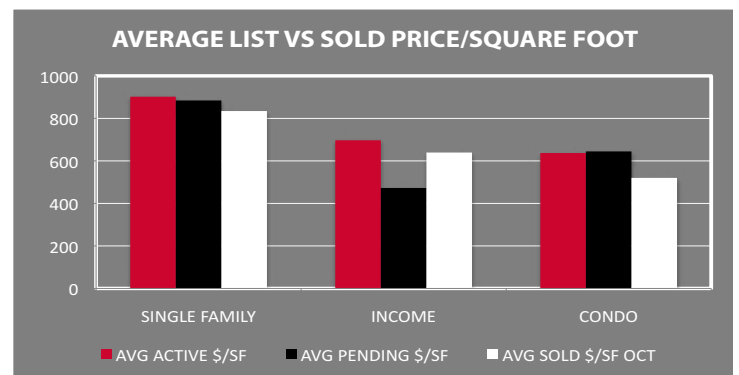
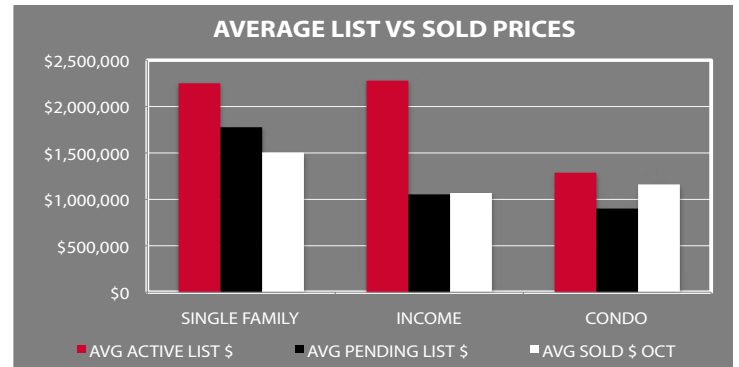
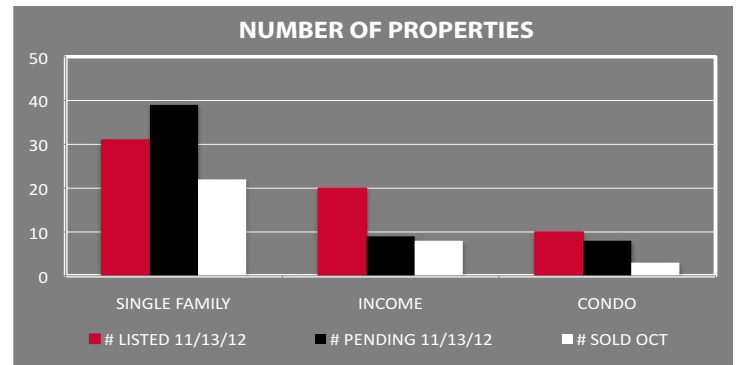
October Home Sales Stats As Compared to Last Month and a Year Ago



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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