

## The List of All Venice Sales in October

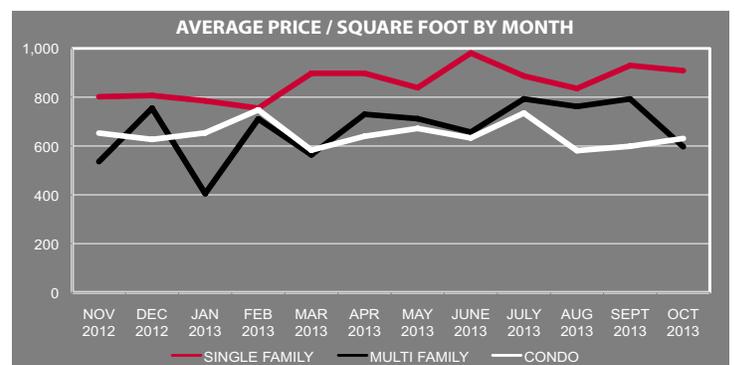
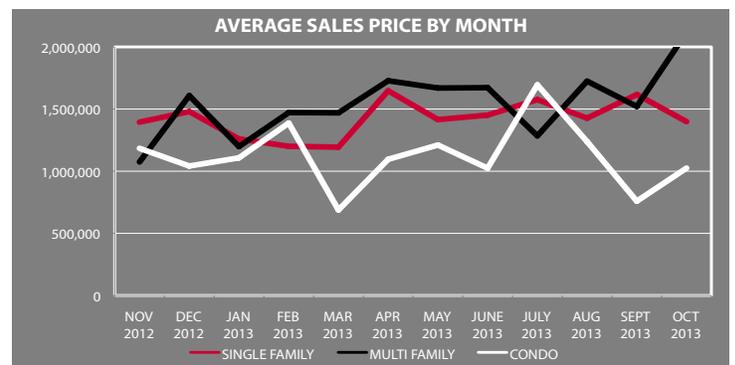
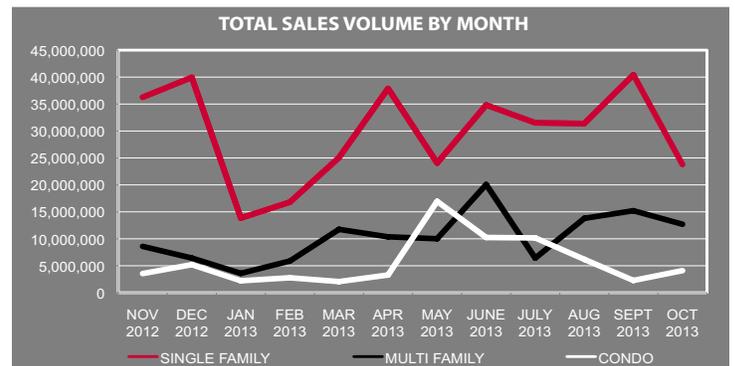
SINGLE FAMILY SALES . OCTOBER . 2013						
STREET	BDM	BTH	SQ.FT	YR.BLT	LOT.SZ	SALE PRICE
LOUELLA AVE	2	2	833	1928	5199	\$835,091
OXFORD AVE	2	1	1106	1955	2500	\$915,000
BROOKS AVE	2	1	704	1926	5279	\$995,000
INDIANA AVE	3	2	1565	1954	5808	\$995,000
GLENCOE AVE	3	2	1490	1949	5459	\$1,025,000
OXFORD AVE	3	1	1008	1954	4054	\$1,041,000
BROOKS AVE	4	3	2450	1921	5201	\$1,235,000
INDIANA AVE	3	2.5	1508	1925	4800	\$1,300,000
HARDING AVE	2	2	1200	1923	4699	\$1,325,000
NOWITA PL	4	2	1728	1923	4776	\$1,350,000
MARCO PL	2	2	1150	1921	3150	\$1,400,000
GLYNDON AVE	3	2.5	1800	1923	5600	\$1,425,000
5TH AVE	4	4	2226	2006	5000	\$1,495,000
NOWITA PL	3	2.5	1803	2002	3400	\$1,820,000
PALMS BLVD	2	2	1206	1922	5400	\$1,900,000
HOWLAND CANAL	3	3	2062	1996	2856	\$2,200,000
AMOROSO PL	3	3	2310	2013	3327	\$2,525,000
<b>TOTAL SALES</b>						<b>\$23,781,091</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,398,888</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$909</b>

RESIDENTIAL INCOME SALES . OCTOBER . 2013							
STREET	# UNITS	BDM	BTH	SQ.FT	YR.BLT	LOT.SZ	SALE PRICE
BROADWAY ST	3	3	3	1656	1924	5201	\$1,287,500
VENICE BLVD	2	4	2	2459	1912	5968	\$1,470,000
MILWOOD AVE	2	4	2	1640	1913	5405	\$1,920,000
GRAND CANAL	2	4	6	2872	1999	2700	\$2,250,000
CALIFORNIA AVE	2	5	6	3551	2013	5393	\$2,850,000
N VENICE BLVD	9	11	14	9087	1976	6028	\$2,925,000
<b>TOTAL SALES</b>							<b>\$12,702,500</b>
<b>AVERAGE SALE PRICE</b>							<b>\$2,117,083</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$597</b>

CONDOMINIUM SALES . OCTOBER . 2013						
STREET	BDM	BTH	SQ.FT	YR.BLT		SALE PRICE
MAIN ST	2	2	1222	1989		\$780,000
4TH AVE	2	1.75	1303	1940		\$975,000
HARBOR ST	3	3	2029	1986		\$1,150,000
VERNON AVE	3	2.5	1942	1992		\$1,195,000
<b>TOTAL SALES</b>						<b>\$4,100,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,025,000</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$631</b>

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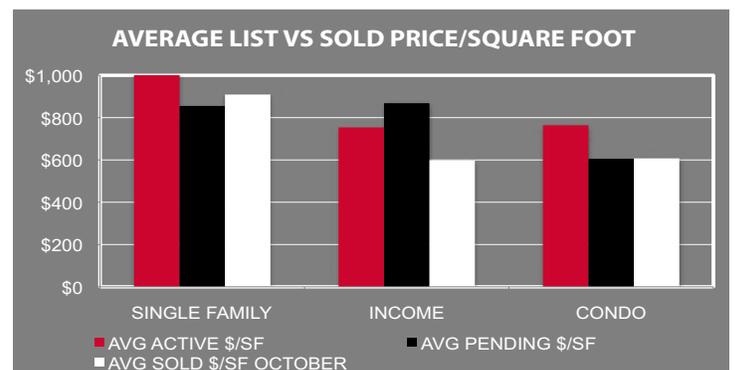
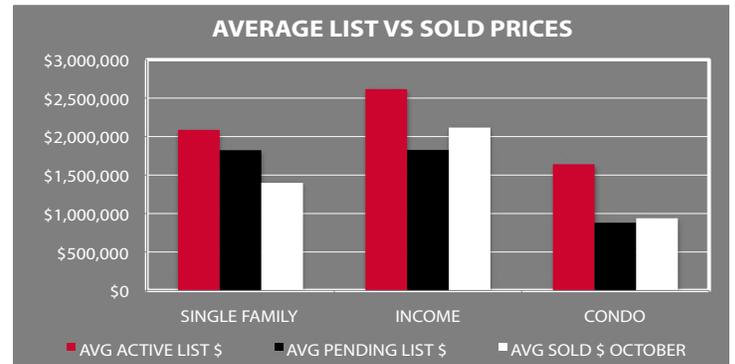
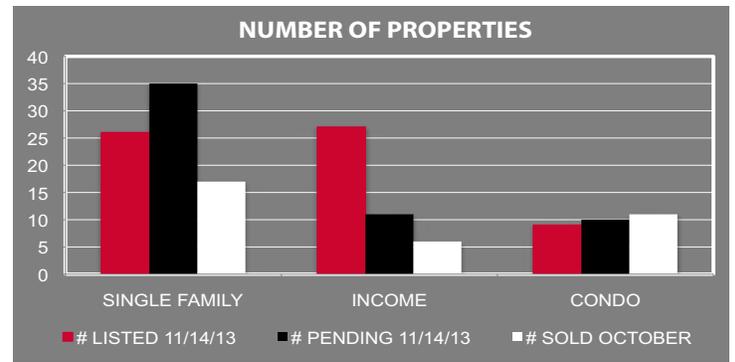
## October Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	October 2013	1,503,096	1,300,000	753
	Change	-1%	-9%	-17%
	September 2013	1,524,114	1,425,000	906
	October 2013	1,503,096	1,300,000	753
	Change	10%	22%	0%
SINGLE FAMILY	October 2013	1,398,888	1,325,000	909
	Change	-13%	-8%	-2%
	September 2013	1,617,120	1,435,000	930
	October 2013	1,398,888	1,325,000	909
	Change	-7%	11%	9%
RES INCOME	October 2013	2,117,083	2,085,000	597
	Change	39%	46%	-25%
	September 2013	1,521,134	1,425,000	793
	October 2013	2,117,083	2,085,000	597
	Change	98%	105%	-7%
CONDOMINIUM	October 2013	1,025,000	1,062,500	631
	Change	35%	86%	5%
	September 2013	759,000	572,000	599
	October 2013	1,025,000	1,062,500	631
	Change	-12%	-1%	21%
October 2012	1,161,333	1,069,000	520	

## 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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