

The List of All Venice Sales in November

SINGLE FAMILY SALES . NOVEMBER . 2011

STREET	BDM	BTH	SQ.FT	YR BLT	LOT SZ	SALE PRICE
FLOWER AVE	2	1	942	1946	5835	\$550,000
LOUELLA AVE	7	3	2564	1948	5850	\$650,000
LUCILLE AVE	3	1.5	1288	1922	3999	\$770,000
6TH AVE	3	2	1510	1924	6440	\$850,000
BRYAN AVE	2	2	1260	1950	3977	\$895,000
BREEZE AVE	3	2	1212	1908	2700	\$915,000
BERNARD AVE	3	2	2255	1931	8488	\$1,050,000
GLYNDON AVE	4	2.5	1481	1925	5600	\$1,090,000
5TH AVE	3	2	1303	1915	4158	\$1,235,000
MILWOOD AVE	2	1	934	1940	5401	\$1,250,000
WALNUT AVE	3	3	3600	1912	5850	\$1,410,000
OCEAN AVE	3	3.5	2740	2004	2700	\$1,425,000
AMOROSO PL	3	2.5	2471	2007	3330	\$2,348,875
N VENICE BLVD	3	4	3846	2005	2657	\$2,600,000
MILWOOD AVE	3	3	2244	2010	5403	\$2,720,000
TOTAL SALES						\$19,758,875
AVERAGE SALE PRICE						\$1,317,258
AVERAGE \$ PER SQ FT						\$666

RESIDENTIAL INCOME SALES . NOVEMBER . 2011

STREET	# UNITS	BDM	BTH	SQ.FT	YR BLT	LOT SZ	SALE PRICE
ANGELUS PL	2	3	3	1563	1922	4200	\$745,000
SUPERBA AVE	2	3	2	1232	1924	3600	\$834,000
TOTAL SALES							\$1,579,000
AVERAGE SALE PRICE							\$789,500
AVERAGE \$ PER SQ FT							\$565

CONDOMINIUM SALES . NOVEMBER . 2011

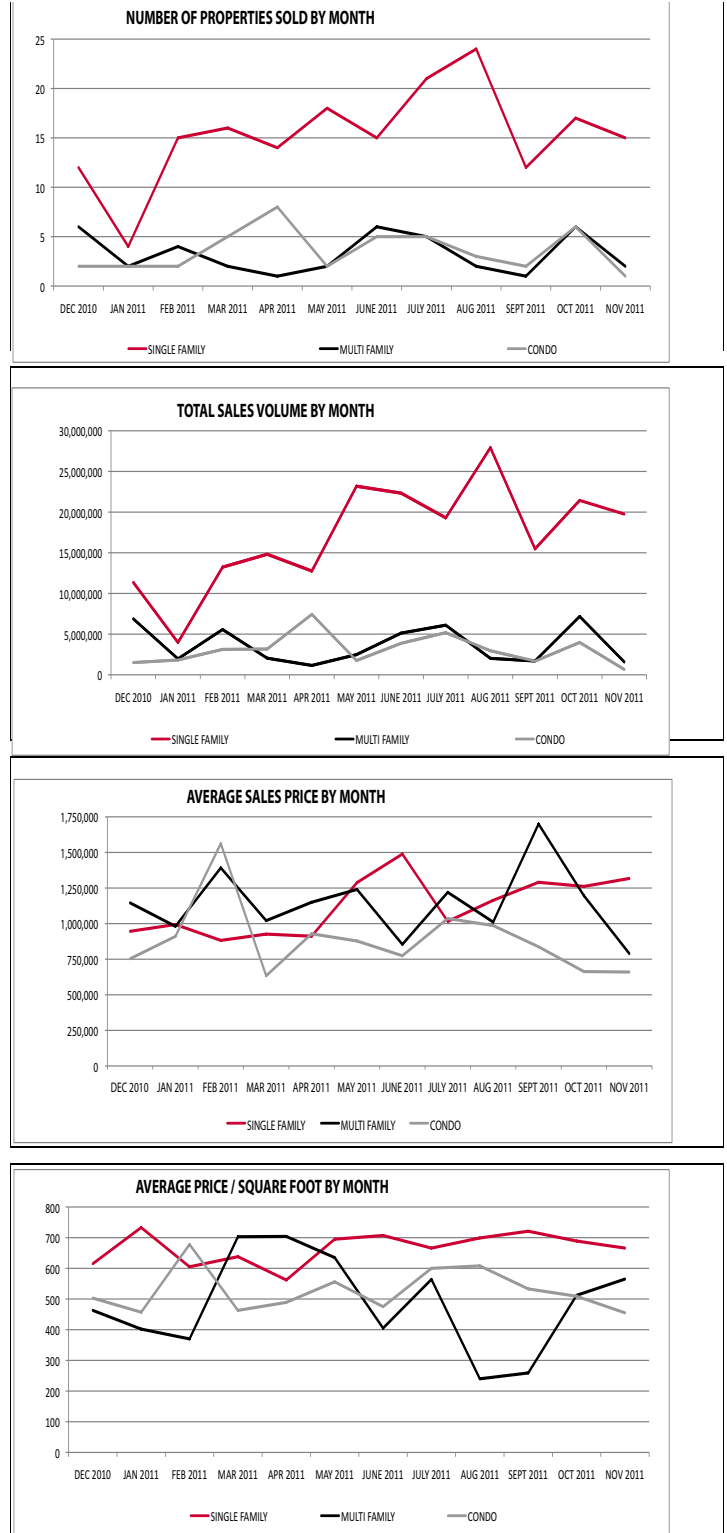
STREET	BDM	BTH	SQ.FT	YR BLT	SALE PRICE
HAMPTON DR	1	2	1451	2004	\$660,000
TOTAL SALES					\$660,000
AVERAGE SALE PRICE					\$660,000
AVERAGE \$ PER SQ FT					\$455

COMMERCIAL . NOVEMBER . 2011

STREET	SQ.FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR	5775	1905	6482	\$1,267,980
LINCOLN BLVD	3160	N/A	3600	\$1,925,180

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

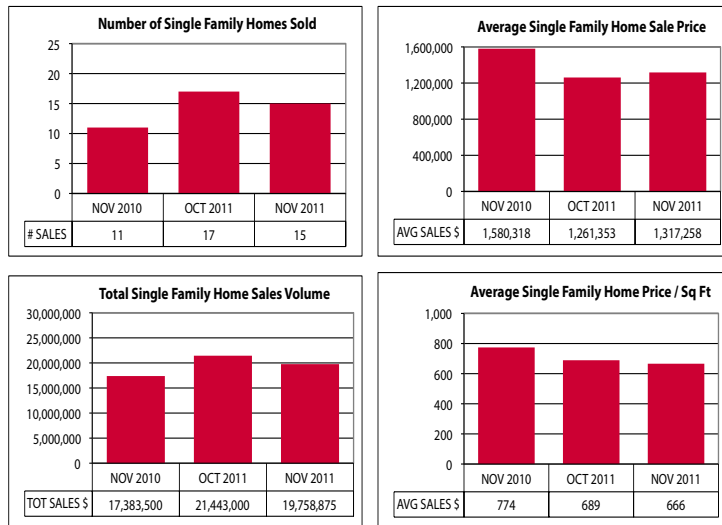
A Comparison of the Sales Statistics for All Property Types for the Past Year



... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322
 310.823.3129 | 310.773.6945 | www.venicebeachliving.com

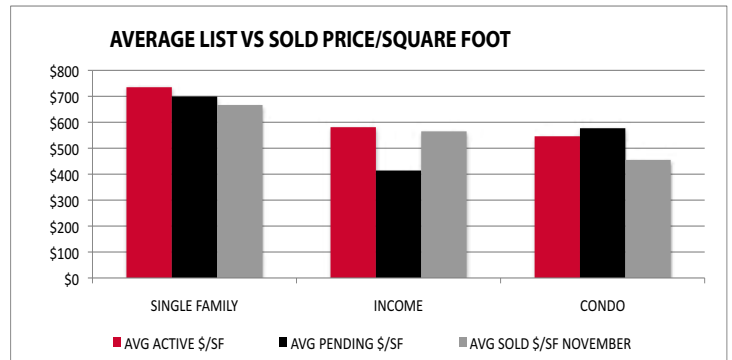
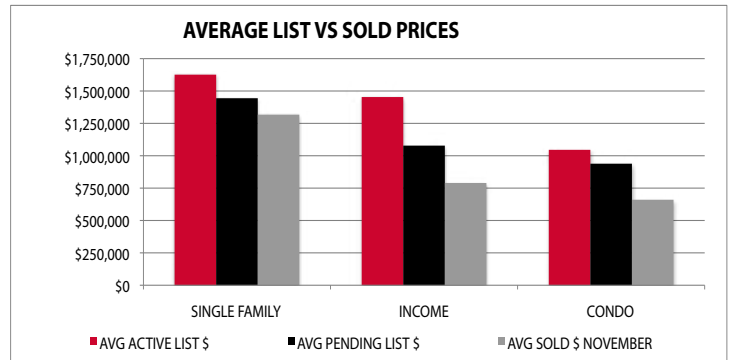
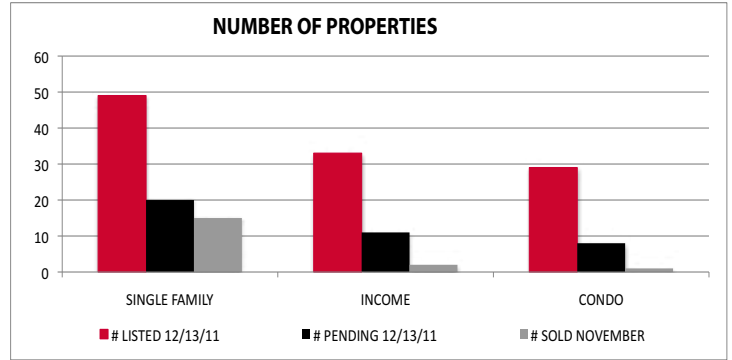
November Home Sales Stats As Compared to Last Month and a Year Ago



November Stats by Property Type

	SINGLE FAMILY	INCOME	CONDO
# LISTED 12/13/11	49	33	29
TOTAL \$ LISTED	\$79,686,999	\$47,961,900	\$30,329,000
AVG ACTIVE LIST \$	\$1,626,265	\$1,453,391	\$1,045,828
AVG ACTIVE \$/SF	\$735	\$581	\$546
AVG ACTIVE DOM	86	123	104
MEDIAN ACTIVE LIST \$	\$1,485,000	\$1,200,000	\$999,000
# PENDING 12/13/11	20	11	8
TOTAL \$ PENDING	\$28,885,926	\$11,860,460	\$7,508,895
AVG PENDING LIST \$	\$1,444,296	\$1,078,224	\$938,612
AVG PENDING \$/SF	\$699	\$414	\$577
AVG PENDING DOM	88	88	72
MEDIAN LIST \$	\$877,000	\$950,000	\$900,000
# SOLD NOVEMBER	15	2	1
TOTAL \$ SOLD NOVEMBER	\$19,758,875	\$1,579,000	\$660,000
AVG SOLD \$ NOVEMBER	\$1,317,258	\$789,500	\$660,000
AVG SOLD \$/SF NOVEMBER	\$666	\$565	\$455

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.



... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322
310.823.3129 | 310.773.6945 | www.venicebeachliving.com