

The List of All Venice Sales in November

SINGLE FAMILY SALES . NOVEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SUNSET AVE	2	2	924	1921	1993	\$729,000
GRAND BLVD	3	1	732	1951	2383	\$810,000
RIALTO AVE	2	1	678	1920	2402	\$960,000
MARCO PL	3	2	1416	1925	4000	\$1,020,000
VERNON AVE	2	1	1040	1927	4809	\$1,095,000
BEACH AVE	2	1	1300	1947	3664	\$1,135,000
WILSON AVE	3	2	1300	1950	3599	\$1,175,000
MILWOOD AVE	2	1	918	1922	4378	\$1,250,000
WALNUT AVE	3	1.5	1322	1960	5617	\$1,250,000
VALITA ST	3	2	1574	1956	5107	\$1,410,000
OCEAN AVE	3	2.5	1672	1924	2706	\$1,475,000
BROOKS AVE	2	2.5	2250	2013	1790	\$2,100,000
EASTERN CANAL	3	2.5	2708	1977	2700	\$2,486,250
OCEAN FRONT WALK	3	3.5	4057	2002	2341	\$2,800,000
TOTAL SALES						\$19,695,250
AVERAGE SALE PRICE						\$1,406,804
AVERAGE \$ PER SQ FT						\$900

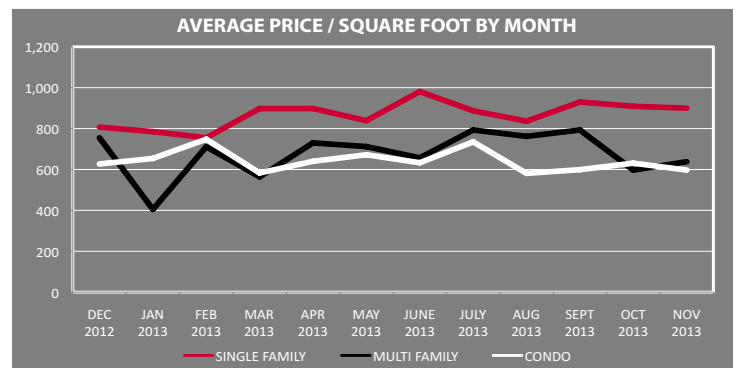
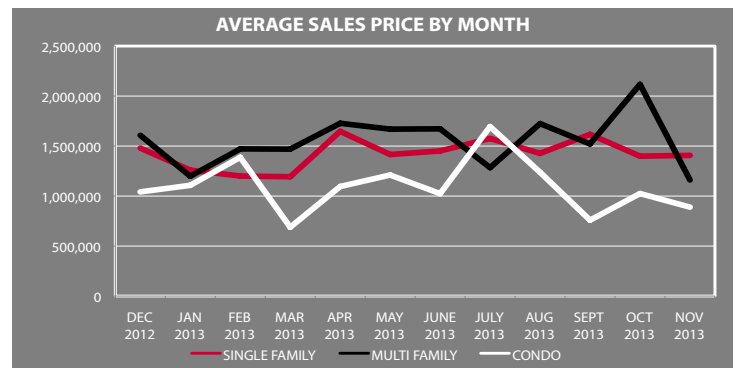
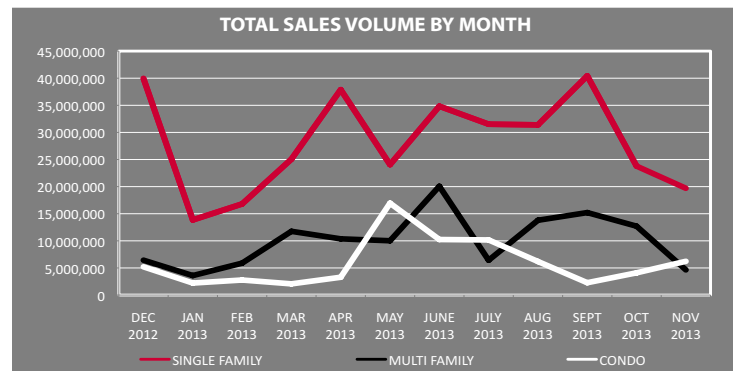
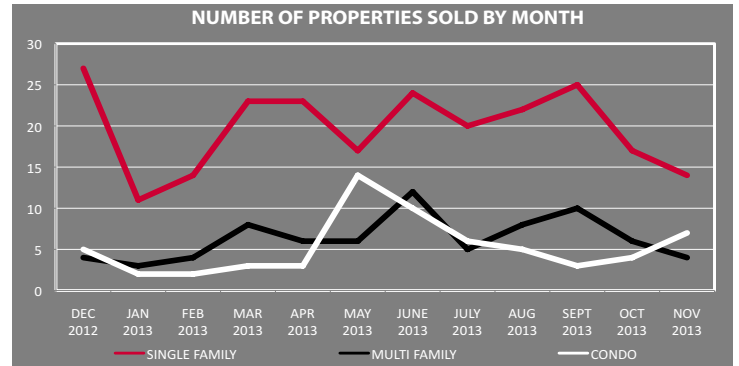
RESIDENTIAL INCOME SALES . NOVEMBER . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VERNON AVE	2	3	2	1316	1927	4800	\$895,000
GLENCOE AVE	2	2	2	1260	1923	5846	\$949,000
RUTH AVE	2	4	3	3084	2013	4233	\$1,150,000
OZONE AVE	3	1	2	1622	1908	2995	\$1,650,000
TOTAL SALES							\$4,644,000
AVERAGE SALE PRICE							\$1,161,000
AVERAGE \$ PER SQ FT							\$638

CONDOMINIUM SALES . NOVEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
NELROSE AVE	2	1.5	1069	1975		\$423,000
MAIN ST	2	2	1188	1989		\$849,000
MAIN ST	2	2	1188	1989		\$859,000
OCEAN AVE	2	3	1473	1984		\$899,000
HARBOR ST	3	3	2029	1986		\$1,010,000
HAMPTON DR	1	2	1451	2004		\$1,015,000
HARBOR ST	3	3	2029	1986		\$1,172,500
TOTAL SALES						\$6,227,500
AVERAGE SALE PRICE						\$889,643
AVERAGE \$ PER SQ FT						\$597

COMMERCIAL SALES . NOVEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
WASHINGTON BLVD			0	0	2500	\$220,000
WASHINGTON BLVD			1400	1965	1560	\$725,000
LINCOLN BLVD			3535	1950	3500	\$1,620,000

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

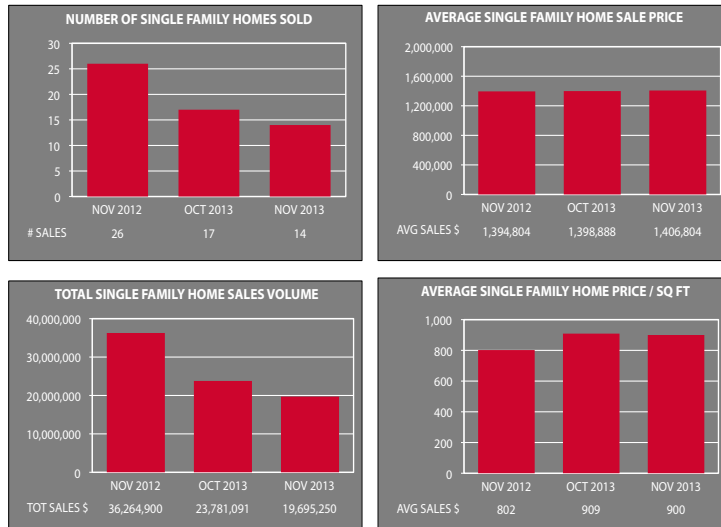
A Comparison of the Sales Statistics for All Property Types for the Past Year



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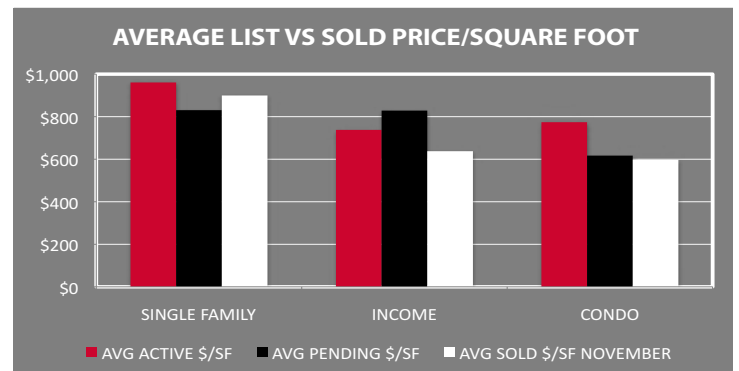
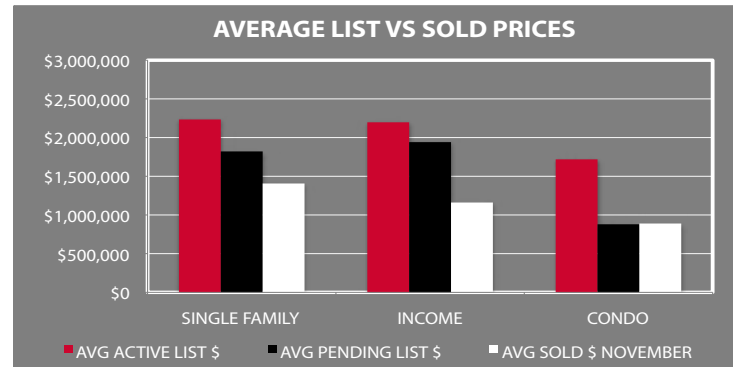
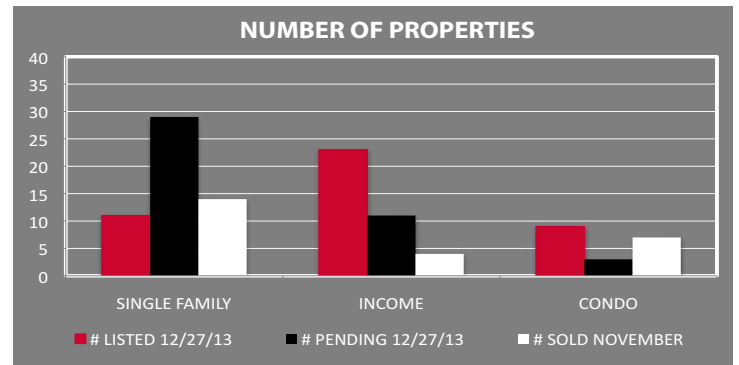
November Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	November 2013	1,222,670	1,095,000	772
	Change	-19%	-16%	3%
	October 2013	1,503,096	1,300,000	753
	November 2013	1,222,670	1,095,000	772
	Change	-7%	-26%	6%
SINGLE FAMILY	November 2013	1,406,804	1,212,500	900
	Change	1%	-8%	-1%
	October 2013	1,398,888	1,325,000	909
	November 2013	1,406,804	1,212,500	900
	Change	1%	2%	12%
RES INCOME	November 2013	1,161,000	1,049,500	638
	Change	-45%	-50%	7%
	October 2013	2,117,083	2,085,000	597
	November 2013	1,161,000	1,049,500	638
	Change	8%	12%	19%
CONDOMINIUM	November 2013	889,643	899,000	597
	Change	-13%	-15%	-5%
	October 2013	1,025,000	1,062,500	631
	November 2013	889,643	899,000	597
	Change	-25%	-24%	-9%
November 2012	1,184,000	1,183,000	653	

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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