

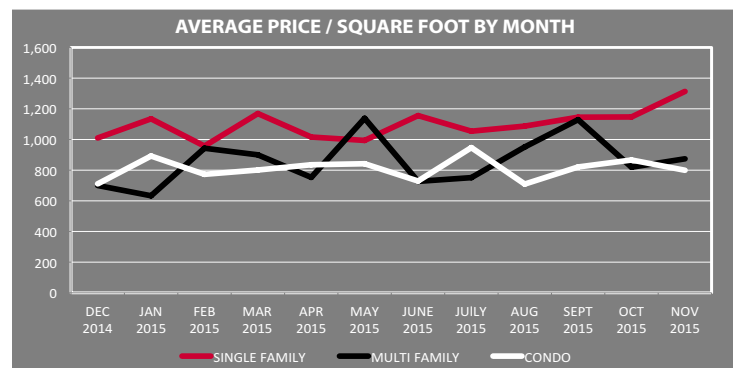
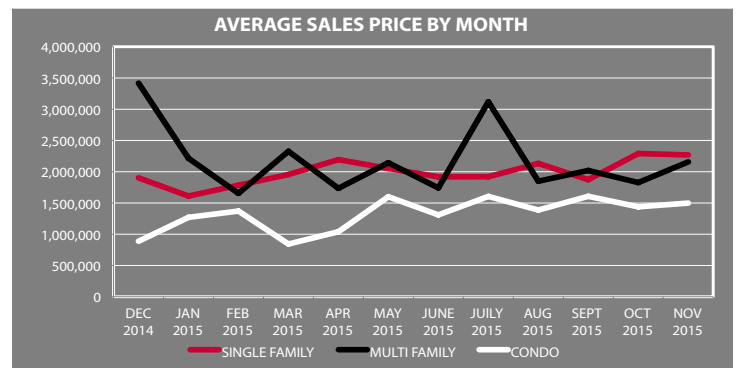
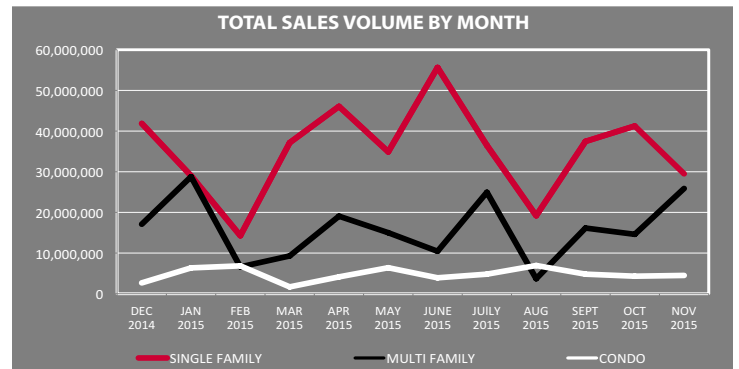
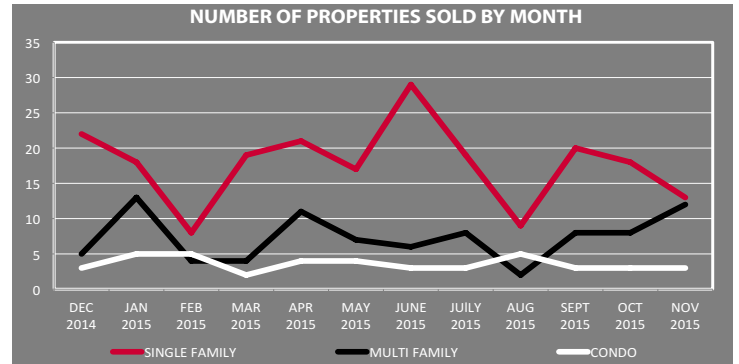
The List of All Venice Sales in November 2015

SINGLE FAMILY SALES . NOVEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	3	2	1200	1947	4001	\$1,071,000
GLENCOE AVE	3	2	1427	1937	5860	\$1,400,000
APPLEBY ST	2	2	1082	1951	5017	\$1,500,000
AMOROSO PL	2	1	830	1922	3330	\$1,550,000
GARFIELD AVE	3	2	1315	1939	4207	\$1,585,000
DELL AVE	3	3	2140	1974	3003	\$1,650,000
AMOROSO PL	2	1	773	1953	3331	\$1,700,000
GLENCOE AVE	3	3	1520	1921	5588	\$1,770,000
MARCO PL	2	2	1634	1921	3601	\$1,958,000
CLEMENT AVE	3	3	2245	1950	3603	\$3,000,000
NOWITA PL	3	3	1864	2009	2974	\$3,000,000
CARROLL CANAL	5	4	3467	1976	3197	\$4,400,000
MARCO PL	4	4	2956	2008	6660	\$4,900,000
TOTAL SALES						\$29,484,000
AVERAGE SALE PRICE						\$2,268,000
AVERAGE \$ PER SQ FT						\$1,313

RESIDENTIAL INCOME SALES . NOVEMBER . 2015							
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE	
VENICE WAY	2	2	2	1026	1949	2248	\$1,050,000
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CALIFORNIA AVE	3	5	5	2212	1916	4724	\$1,590,000
CABRILLO AVE	2	3	2	1368	1922	2550	\$1,635,000
HAMPTON DR	2	4	4	2255	2006	2858	\$1,966,558
AMOROSO PL	2	N/A	N/A	1008	1921	3331	\$2,000,000
6TH AVE	3	8	3	2903	1924	5670	\$2,200,000
SAN JUAN AVE	3	5	5	2539	2008	5201	\$2,200,000
SAN JUAN AVE	2	3	2	1855	1910	5210	\$2,500,000
S VENICE BLVD	2	5	4	4220	1990	3961	\$2,850,000
GRAND CANAL	4	8	4	2932	1948	5455	\$2,900,000
PACIFIC AVE	17	0	18	6288	1912	2617	\$3,950,000
TOTAL SALES							\$25,891,558
AVERAGE SALE PRICE							\$2,157,630
AVERAGE \$ PER SQ FT							\$874

CONDOMINIUM SALES . NOVEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
PENMAR AVE	3	3	2007	1996		\$1,200,000
5TH AVE	1	2	1739	1999		\$1,595,000
ABBOT KINNEY BLVD	2	3	1880	2006		\$1,700,000
TOTAL SALES						\$4,495,000
AVERAGE SALE PRICE						\$1,498,333
AVERAGE \$ PER SQ FT						\$799

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



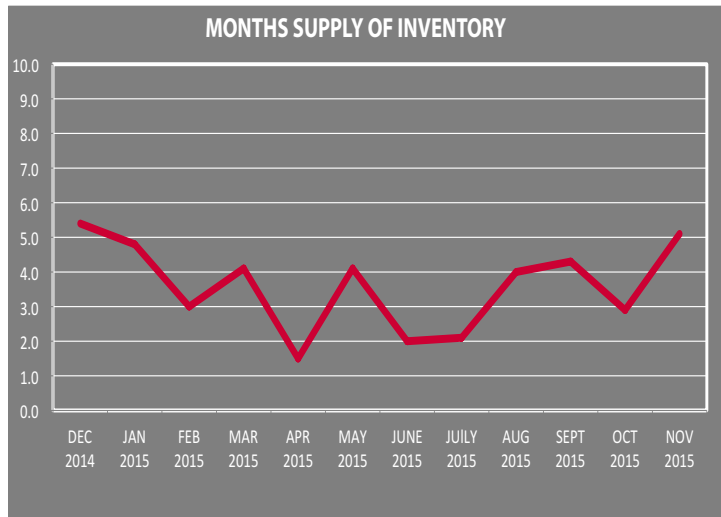
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



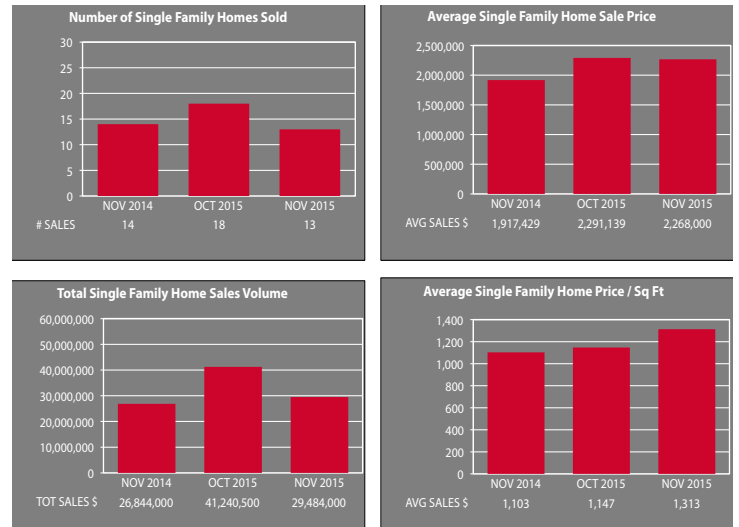
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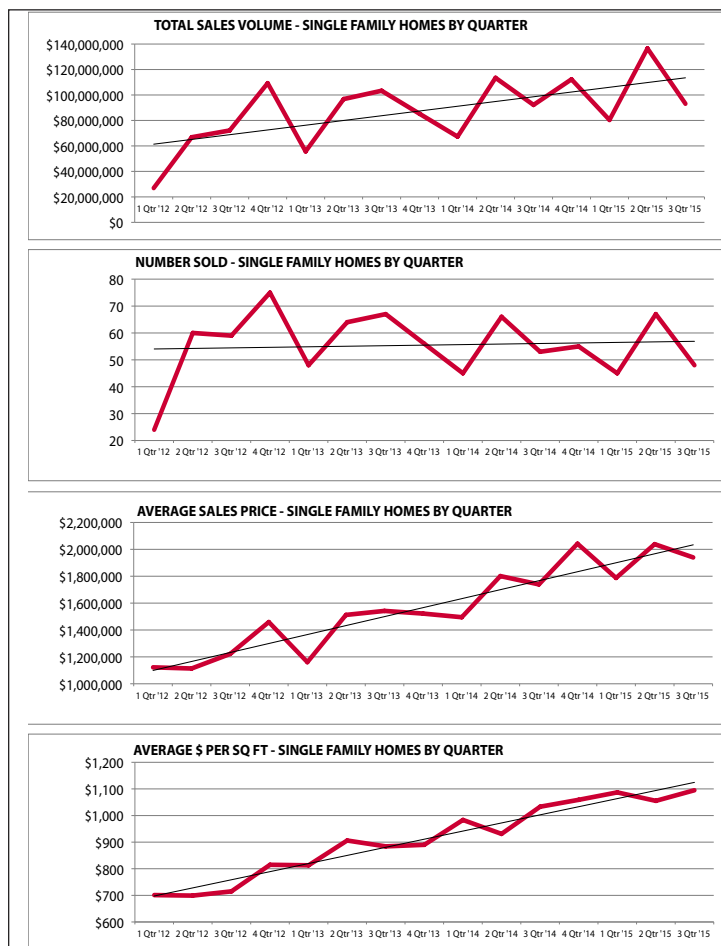
Number of Months Needed to Sell the Active Inventory by Month for the Past Year



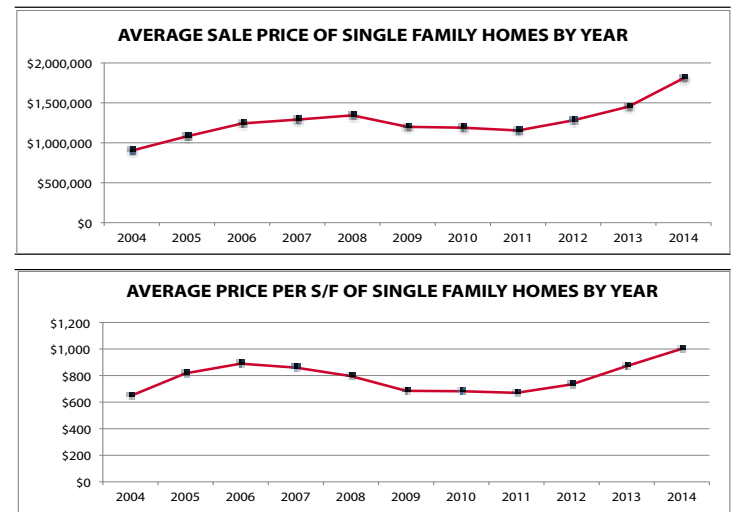
November Home Sales Stats As Compared to Last Month and a Year Ago



Trend Lines for the Past 3 Years of Venice Single Family Home Sales Reflect Level # Sold at Higher Prices



Venice Home Prices for Past 11 Years



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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