

The List of All Venice Sales in December

SINGLE FAMILY SALES . DECEMBER . 2011						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	1	917	1949	4280	\$611,500
LOUELLA AVE	7	3	2564	1948	5850	\$726,000
BROOKS AVE	3	1	1844	1928	5043	\$735,000
LAKE ST	4	3	2004	1954	5208	\$777,000
CARLTON WAY	2	2	1409	1952	6000	\$800,000
RUTH AVE	2	2	1312	1941	4284	\$850,000
SUPERBA AVE	3	2	1469	1941	4880	\$954,000
GRAYSON AVE	3	2	1423	1947	5104	\$955,000
PACIFIC AVE	1	2	2483	1981	3005	\$1,145,000
BEACH AVE	2	1	1183	1942	3999	\$1,200,000
SHERMAN CANAL	1	2	536	1945	2850	\$1,230,000
LOUELLA AVE	3	3.75	2306	1922	5778	\$1,305,000
SUPERBA AVE	3	3	1914	2000	3145	\$1,600,000
CRESCENT PL	3	3	1264	1922	4800	\$1,700,000
GLYNDON AVE	5	3.5	3452	2009	5850	\$1,820,000
SUPERBA AVE	3	2.5	2419	2002	3141	\$2,400,000
RIALTO AVE	N/A	N/A	N/A	N/A	2398	\$3,600,000
TOTAL SALES						\$22,408,500
AVERAGE SALE PRICE						\$1,318,147
AVERAGE \$ PER SQ FT						\$660

RESIDENTIAL INCOME SALES . DECEMBER . 2011							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE BLVD	2	2	3	1152	1922	5958	\$475,000
GRAND	2	5	4	2608	1964	2700	\$750,000
HORIZON AVE	2	3	3	2256	1910	2700	\$845,000
FLOWER AVE	3	7	3	2829	1952	7143	\$1,125,000
PACIFIC AVE	8	10	8	5381	1963	6359	\$1,500,000
TOTAL SALES						\$4,695,000	
AVERAGE SALE PRICE						\$939,000	
AVERAGE \$ PER SQ FT						\$330	

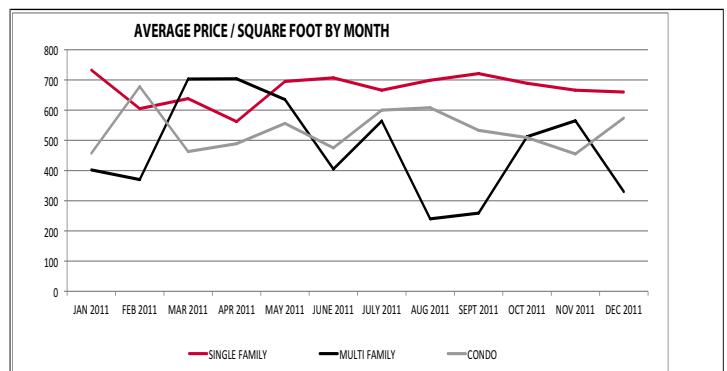
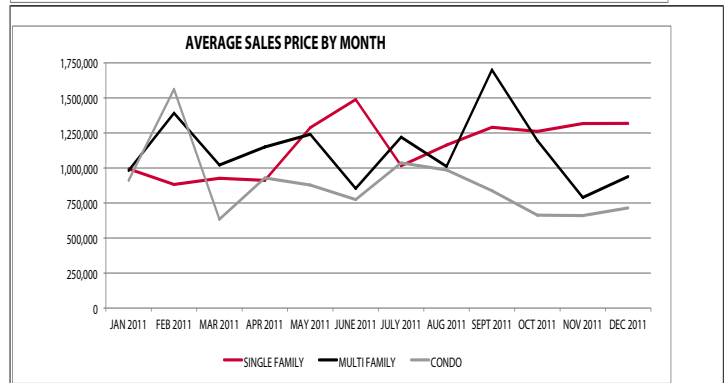
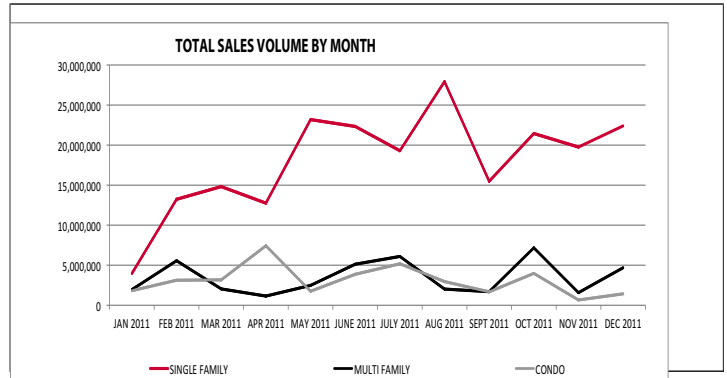
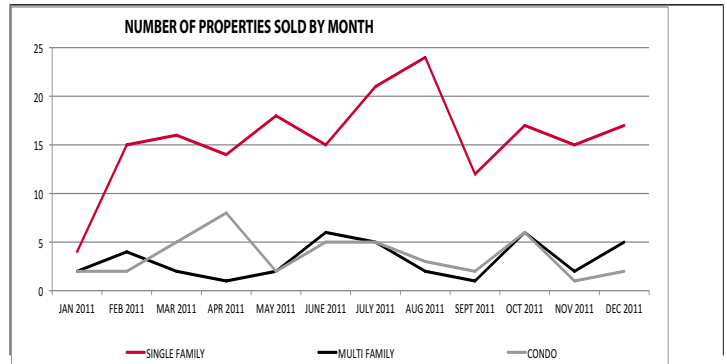
CONDOMINIUM SALES . DECEMBER . 2011						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	2	3	892	1985		\$420,000
HAMPTON DR	1	3	1599	2008		\$1,010,000
TOTAL SALES						\$1,430,000
AVERAGE SALE PRICE						\$715,000
AVERAGE \$ PER SQ FT						\$574

COMMERCIAL . DECEMBER . 2011						
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE		
LINCOLN BLVD	3160	N/A	3600	\$1,050,000		
ROSE AVE	1510	1936	3049	\$1,300,000		

VACANT LAND . DECEMBER . 2011						
STREET	LOT SZ	SALE PRICE				
VERNON AVE	4802	\$485,000				
PACIFIC AVE	2395	\$505,000				
20TH AVE	2642	\$685,000				

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

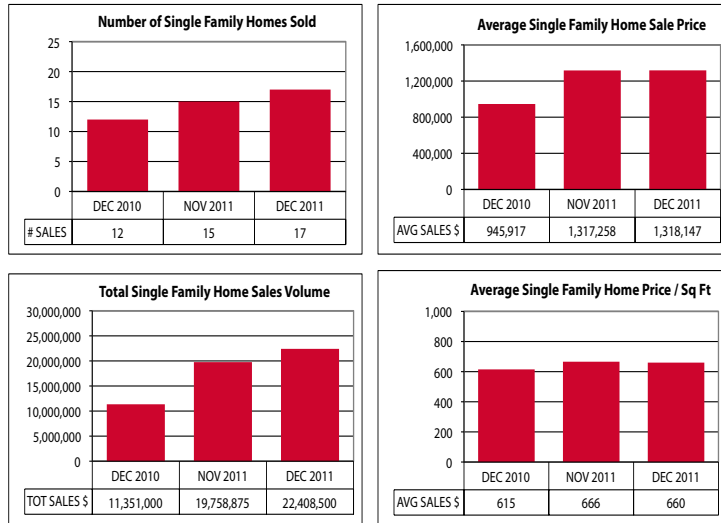
A Comparison of the Sales Statistics for All Property Types for the Past Year



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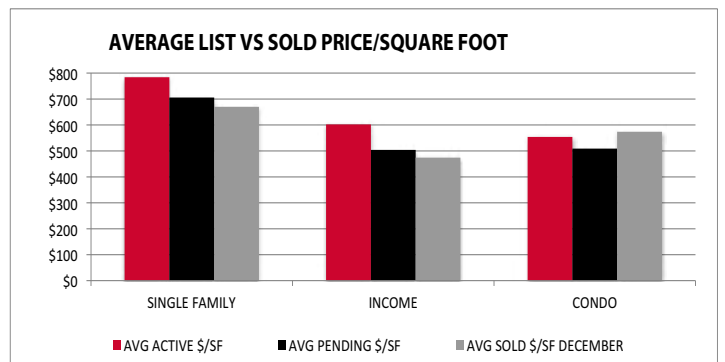
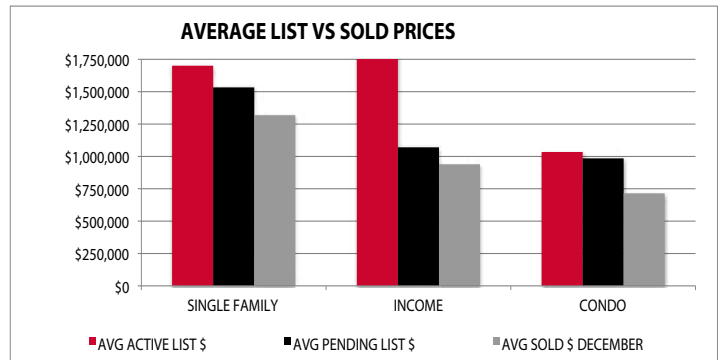
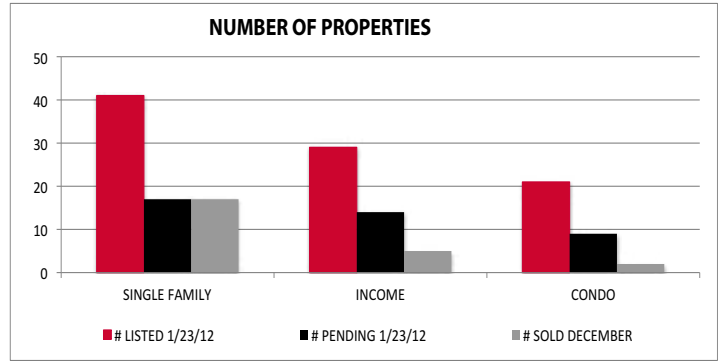
## December Home Sales Stats As Compared to Last Month and a Year Ago



## Past 3 Years Look at Single Family Stats by Quarter



## 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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