

The List of All Venice Sales in December

SINGLE FAMILY SALES . DECEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE BLVD	3	2	2297	1907	5958	\$950,000
COMMONWEALTH AVE	2	2	1260	1941	4401	\$1,050,000
INDIANA AVE	2	2	1302	1913	5281	\$1,090,000
INDIANA AVE	3	2	1314	1924	5281	\$1,100,000
S VENICE BLVD	2	1.25	1008	1908	2641	\$1,155,000
MILWOOD AVE	2	1	1048	1922	4375	\$1,225,000
VICTORIA AVE	2	1	1120	1922	4001	\$1,275,000
LOUELLA AVE	4	3.5	2790	1905	5847	\$1,325,000
PALMS BLVD	4	3	1835	1950	5748	\$1,325,000
OCEAN AVE	2	1	1076	1941	5040	\$1,350,000
FLOWER AVE	3	1	936	1922	5798	\$1,350,000
RIALTO AVE	3	2	1938	1911	2402	\$1,510,000
CLEMENT AVE	4	3	1707	1951	3606	\$1,555,000
LAKE ST	3	2	1466	1924	4828	\$1,585,000
PRESTON WAY	3	2	1240	1945	10960	\$1,600,000
5TH AVE	3	2	1570	1928	4135	\$1,695,000
GARFIELD AVE	4	3.5	1993	1939	4206	\$1,725,000
CABRILLO AVE	4	3.5	3216	1990	2550	\$1,842,500
SAN JUAN AVE	3	2.5	2684	1979	2707	\$1,850,000
BROOKS AVE	4	5	5310	2002	5193	\$2,000,000
BROOKS AVE	2	2.5	2250	2013	1790	\$2,105,000
SHERMAN CANAL	3	2.5	2354	1980	2850	\$2,250,000
PARK AVE	3	4	2209	1911	3608	\$2,550,000
MARCO PL	3	3	2138	1952	3600	\$2,700,000
MILWOOD AVE	3	5	2364	2008	5401	\$3,600,000
TOTAL SALES						\$41,762,500
AVERAGE SALE PRICE						\$1,670,500
AVERAGE \$ PER SQ FT						\$862

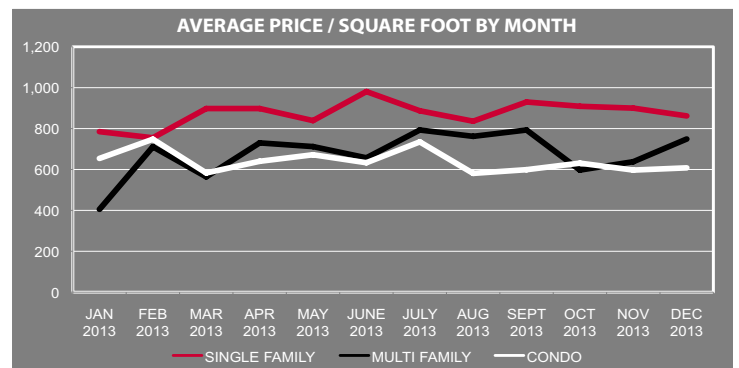
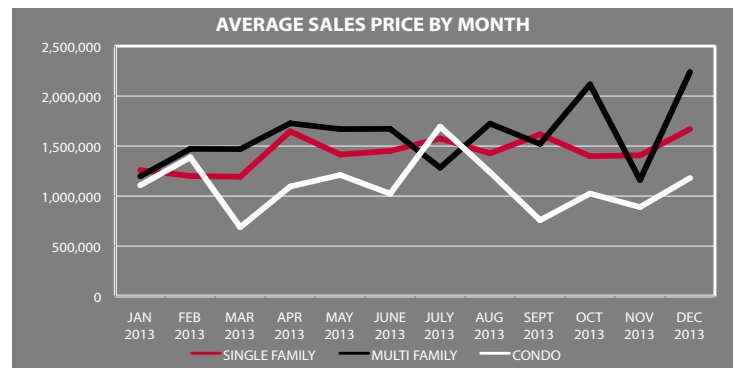
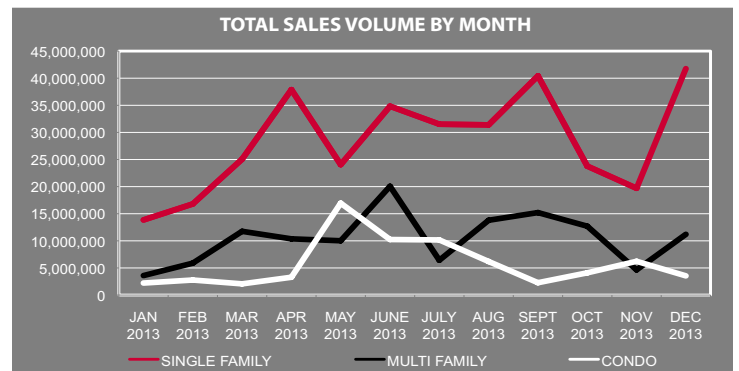
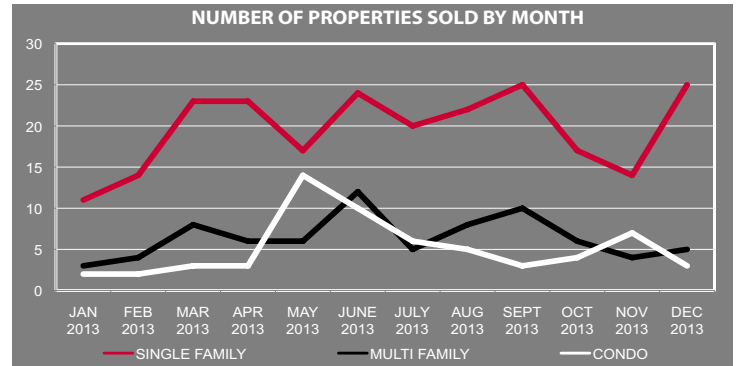
RESIDENTIAL INCOME SALES . DECEMBER . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	3	10	7	2581	1921	5017	\$1,700,000
HAMPTON DR	4	6	4	3374	1953	6432	\$1,850,000
MILWOOD AVE	2	4	2	1512	1924	5406	\$1,906,000
CALIFORNIA AVE	2	4	6	3267	2013	4725	\$2,100,000
N VENICE BLVD	9	9	9	4228	1923	9499	\$3,650,000
TOTAL SALES							\$11,206,000
AVERAGE SALE PRICE							\$2,241,200
AVERAGE \$ PER SQ FT							\$749

CONDOMINIUM SALES . DECEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
RENNIE AVE	2	3	1263	1991	\$980,000	
HARBOR ST	3	2.5	2316	1986	\$1,185,000	
CABRILLO AVE	3	3	2244	1989	\$1,377,000	
TOTAL SALES					\$3,542,000	
AVERAGE SALE PRICE					\$1,180,667	
AVERAGE \$ PER SQ FT					\$608	

COMMERCIAL SALES . DECEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARKET ST	0	0	2121	1966	3785	\$2,395,000
ABBOT KINNEY BLVD	3	3	1312	1922	3392	\$4,000,000

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

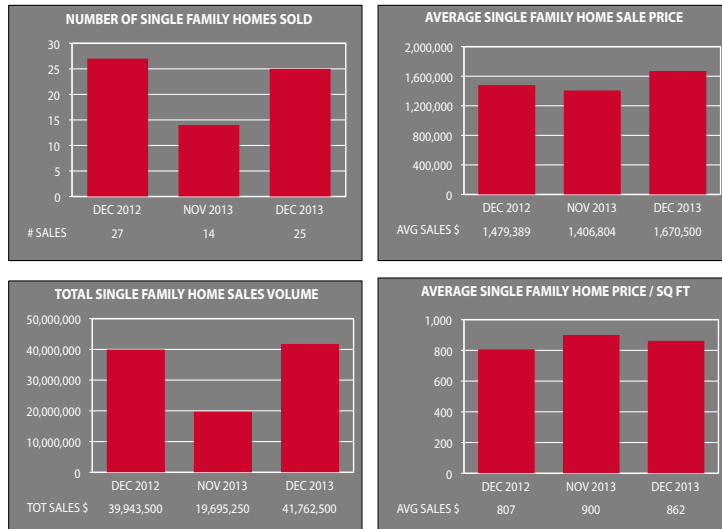
A Comparison of the Sales Statistics for All Property Types for the Past Year



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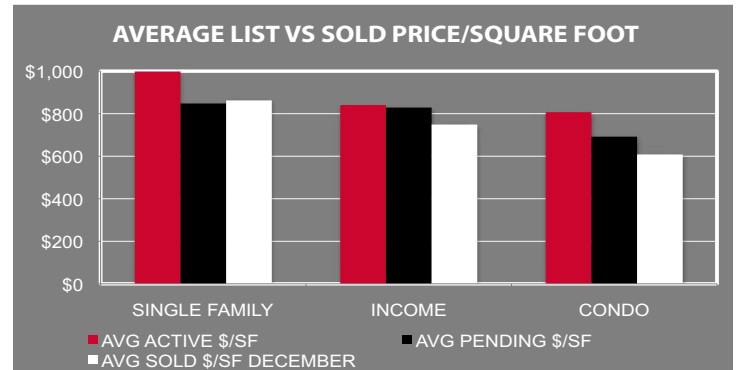
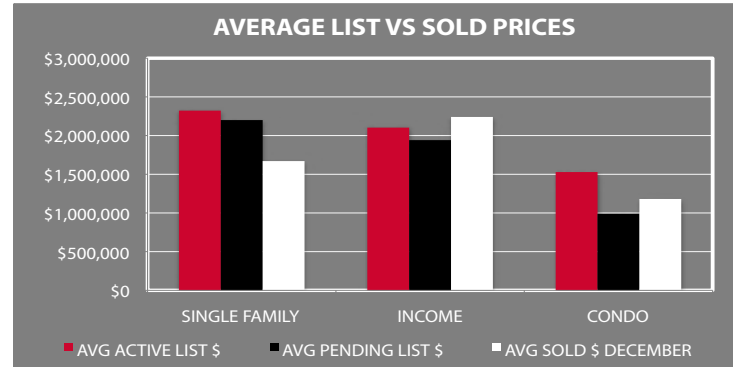
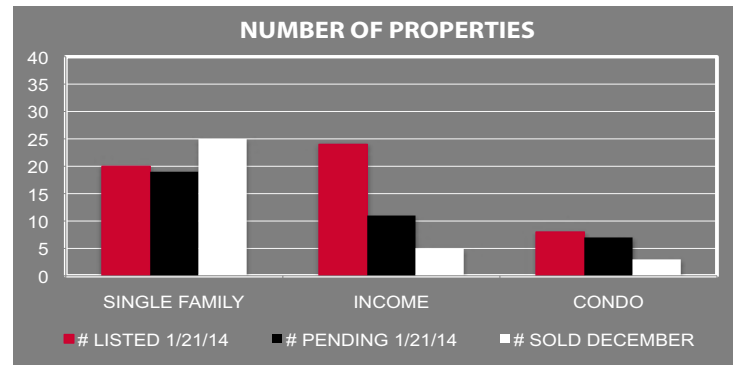
December Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Dec-13	1,712,439	1,555,000	817
	Change	40%	42%	6%
	Nov-13	1,222,670	1,095,000	772
	Dec-13	1,712,439	1,555,000	817
	Change	20%	37%	5%
	Dec-12	1,432,894	1,132,500	778
SINGLE FAMILY	Dec-13	1,670,500	1,350,000	862
	Change	19%	11%	-4%
	Nov-13	1,406,804	1,212,500	900
	Dec-13	1,670,500	1,350,000	862
	Change	13%	23%	7%
	Dec-12	1,479,389	1,100,000	807
RES INCOME	Dec-13	2,241,200	1,906,000	749
	Change	93%	82%	17%
	Nov-13	1,161,000	1,049,500	638
	Dec-13	2,241,200	1,906,000	749
	Change	39%	56%	-1%
	Dec-12	1,607,919	1,224,500	755
CONDOMINIUM	Dec-13	1,180,667	1,185,000	608
	Change	33%	32%	2%
	Nov-13	889,643	899,000	597
	Dec-13	1,180,667	1,185,000	608
	Change	13%	20%	-3%
	Dec-12	1,041,800	985,000	627

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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