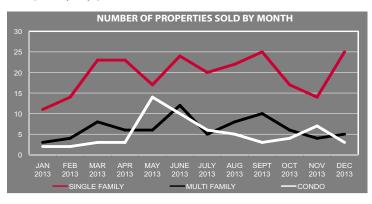
### The List of All Venice Sales in December

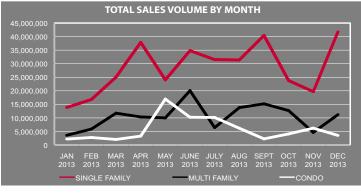
SINGLE F	AMILY	SALES	. DECE	MBER . 2	2013	
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE BLVD	3	2	2297	1907	5958	\$950,000
COMMONWEALTH AVE	2	2	1260	1941	4401	\$1,050,000
INDIANA AVE	2	2	1302	1913	5281	\$1,090,000
INDIANA AVE	3	2	1314	1924	5281	\$1,100,000
S VENICE BLVD	2	1.25	1008	1908	2641	\$1,155,000
MILWOOD AVE	2	1.23	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	1055	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	1920	4206	\$1,725,000
CABRILLO AVE	4	3.5	3216	1939	2550	\$1,842,500
SAN JUAN AVE	3	2.5	2684	1990	2550	\$1,842,300
BROOKS AVE	4	2.5	2004 5310	2002	5193	
	4					\$2,000,000
BROOKS AVE	2	2.5	2250	2013	1790	\$2,105,000
SHERMAN CANAL	3	2.5	2354	1980 1911	2850	\$2,250,000
PARK AVE	3	4	2209		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 SALE PRICE AVERAGE \$ PER SQ FT						\$1,670,500 \$862
	L INCO	ME SA	LES . DE	CEMBE	R.2013	\$862
AVERAGE \$ PER SQ FT		ME SA BTH		CEMBE	R . 2013	\$862
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS	BDM		LES . DE SQ FT 2581			\$862 SALE PRICE
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS	BDM 10	BTH	SQ FT	YR BLT	LOT SZ	\$862
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3	BDM 10 6	bth 7	SQ FT 2581	YR BLT 1921	lot sz 5017	\$862 SALE PRICE \$1,700,000 \$1,850,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 33 HAMPTON DR 44	BDM 10 6 4	втн 7 4	sq ft 2581 3374	YR BLT 1921 1953	LOT SZ 5017 6432	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 33 HAMPTON DR 44 MILWOOD AVE 22 CALIFORNIA AVE 22	BDM 10 6 4 4	втн 7 4 2	sq ft 2581 3374 1512	YR BLT 1921 1953 1924 2013	LOT SZ 5017 6432 5406	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000 \$2,100,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 9	BDM 10 6 4 4	втн 7 4 2 6	SQ FT 2581 3374 1512 3267	YR BLT 1921 1953 1924	LOT SZ 5017 6432 5406 4725	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000 \$2,100,000 \$3,650,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 9 TOTAL SALES	BDM 10 6 4 4	втн 7 4 2 6	SQ FT 2581 3374 1512 3267	YR BLT 1921 1953 1924 2013	LOT SZ 5017 6432 5406 4725	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000 \$2,100,000 \$3,650,000 \$11,206,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 59 TOTAL SALES AVERAGE SALE PRICE	BDM 10 6 4 4	втн 7 4 2 6	SQ FT 2581 3374 1512 3267	YR BLT 1921 1953 1924 2013	LOT SZ 5017 6432 5406 4725	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 9 TOTAL SALES	BDM 10 6 4 4	втн 7 4 2 6	SQ FT 2581 3374 1512 3267	YR BLT 1921 1953 1924 2013	LOT SZ 5017 6432 5406 4725	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000 \$2,100,000 \$3,650,000 \$11,206,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 59 TOTAL SALES AVERAGE SALE PRICE	BDM 10 6 4 4 9	втн 7 4 2 6 9	SQ FT 2581 3374 1512 3267 4228	YR BLT 1921 1953 1924 2013 1923	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$1,906,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 52 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDOM	BDM 10 6 4 9 9	втн 7 4 2 6 9 9 SALES втн	SQ FT 2581 3374 1512 3267 4228	YR BLT 1921 1953 1924 2013 1923 MBER . YR BLT	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 52 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDOM STREET RENNIE AVE	BDM 10 6 4 9 9	втн 7 4 2 6 9 9 SALES ВТН 3	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263	YR BLT 1921 1953 1924 2013 1923 MBER . YR BLT 1991	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 52 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDOM STREET RENNIE AVE HARBOR ST	BDM 10 6 4 9 9	BTH 7 4 2 6 9 9 SALES BTH 3 2.5	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316	YR BLT 1921 1953 1924 2013 1923 MBER. YR BLT 1991 1986	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$11,185,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 52 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDOM STREET RENNIE AVE	BDM 10 6 4 9 9	втн 7 4 2 6 9 9 SALES ВТН 3	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263	YR BLT 1921 1953 1924 2013 1923 MBER . YR BLT 1991	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 52 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDOM STREET RENNIE AVE HARBOR ST	BDM 10 6 4 9 9	BTH 7 4 2 6 9 9 SALES BTH 3 2.5	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316	YR BLT 1921 1953 1924 2013 1923 MBER. YR BLT 1991 1986	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$11,185,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 99 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDOM STREET RENNIE AVE HARBOR ST CABRILLO AVE	BDM 10 6 4 9 9	BTH 7 4 2 6 9 9 SALES BTH 3 2.5	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316	YR BLT 1921 1953 1924 2013 1923 MBER. YR BLT 1991 1986	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$1,185,000 \$1,185,000 \$1,377,000
AVERAGE \$ PER SQ FT  RESIDENTIA  STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 2 CALIFORNIA AVE 2 N VENICE BLVD 9 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT  CONDON  STREET RENNIE AVE HARBOR ST CABRILLO AVE TOTAL SALES AVERAGE SALE PRICE	BDM 10 6 4 9 9	BTH 7 4 2 6 9 9 SALES BTH 3 2.5	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316	YR BLT 1921 1953 1924 2013 1923 MBER. YR BLT 1991 1986	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$1,185,000 \$1,377,000 \$3,542,000 \$1,180,667
AVERAGE \$ PER SQ FT  RESIDENTIA  STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 29 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT  CONDON  STREET RENNIE AVE HARBOR ST CABRILLO AVE TOTAL SALES AVERAGE SALE PRICE	BDM 10 6 4 4 9 9	втн 7 4 2 6 9 9 SALES 8тн 3 2.5 3	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316 2244	YR BLT 1921 1953 1924 2013 1923 MBER. YR BLT 1991 1986 1989	LOT SZ 5017 6432 5406 4725 9499	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$1,185,000 \$1,185,000 \$1,377,000
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 2 CALIFORNIA AVE 2 N VENICE BLVD 9 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDON STREET RENNIE AVE HARBOR ST CABRILLO AVE TOTAL SALES AVERAGE SALE PRICE AVERAGE SALE PRICE AVERAGE SALE PRICE AVERAGE \$ PER SQ FT	BDM 10 6 4 4 9 9 11NIUM BDM 2 3 3 3 3	ВТН 7 4 2 6 9 9 SALES 3	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316 2244 . DECEN	YR BLT 1921 1953 1924 2013 1923 MBER . YR BLT 1991 1986 1989	LOT SZ 5017 6432 5406 4725 9499 2013	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$1,185,000 \$1,185,000 \$1,377,000 \$3,542,000 \$1,180,667 \$608
AVERAGE \$ PER SQ FT  RESIDENTIA  STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 22 CALIFORNIA AVE 22 N VENICE BLVD 52 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT  CONDOM  STREET RENNIE AVE HARBOR ST CABRILLO AVE TOTAL SALES AVERAGE SALE PRICE AVERAGE SALE PRICE AVERAGE \$ PER SQ FT  COMME  STREET	BDM 10 6 4 4 9 9 11NIUM BDM 2 3 3 3 8 RCIAL 5 BDM	втн 7 4 2 6 9 9 SALES 3 SALES 8TH	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316 2244 . DECEM SQFT	YR BLT 1921 1953 1924 2013 1923 MBER . YR BLT 1991 1986 1989 IBER . 2 YR BLT	LOT SZ 5017 6432 5406 4725 9499 2013 2013 013 LOT SZ	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$1,185,000 \$1,185,000 \$1,377,000 \$3,542,000 \$1,180,667 \$608 SALE PRICE
AVERAGE \$ PER SQ FT RESIDENTIA STREET # UNITS INDIANA AVE 3 HAMPTON DR 4 MILWOOD AVE 2 CALIFORNIA AVE 2 N VENICE BLVD 9 TOTAL SALES AVERAGE SALE PRICE AVERAGE \$ PER SQ FT CONDON STREET RENNIE AVE HARBOR ST CABRILLO AVE TOTAL SALES AVERAGE SALE PRICE AVERAGE SALE PRICE AVERAGE SALE PRICE AVERAGE \$ PER SQ FT	BDM 10 6 4 4 9 9 11NIUM BDM 2 3 3 3 3	ВТН 7 4 2 6 9 9 SALES 3	SQFT 2581 3374 1512 3267 4228 5. DECE SQFT 1263 2316 2244 . DECEN	YR BLT 1921 1953 1924 2013 1923 MBER . YR BLT 1991 1986 1989	LOT SZ 5017 6432 5406 4725 9499 2013	\$862 SALE PRICE \$1,700,000 \$1,850,000 \$2,100,000 \$2,100,000 \$3,650,000 \$11,206,000 \$2,241,200 \$749 SALE PRICE \$980,000 \$1,185,000 \$1,185,000 \$1,377,000 \$3,542,000 \$1,180,667 \$608

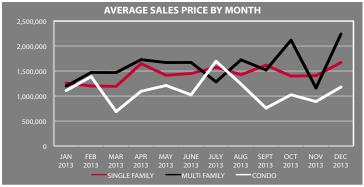
Sales are for all of Venice and do not necessarily represent sales of CJ Cole.

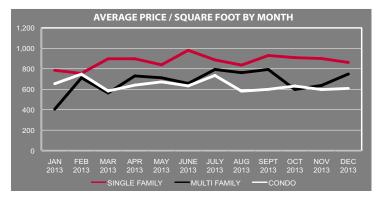
Information is compiled from CoreLogic® and the MLS/CLAW.

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









enice Beach Living by CJ Cole

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

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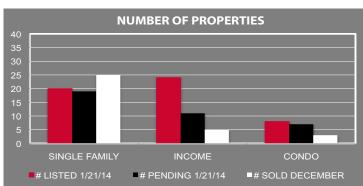
#### December Home Sales Stats As Compared to Last Month and a Year Ago



### **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





AVG PENDING \$/SF AVG ACTIVE \$/SF

## 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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**AVERAGE LIST VS SOLD PRICE/SQUARE FOOT**