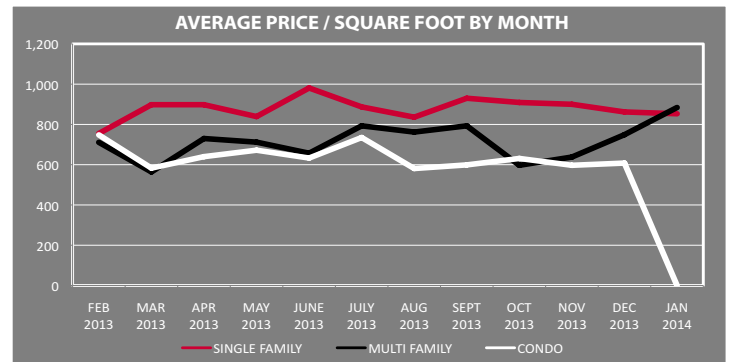
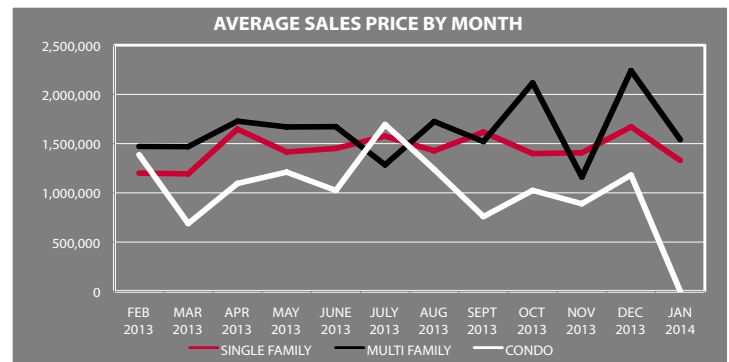
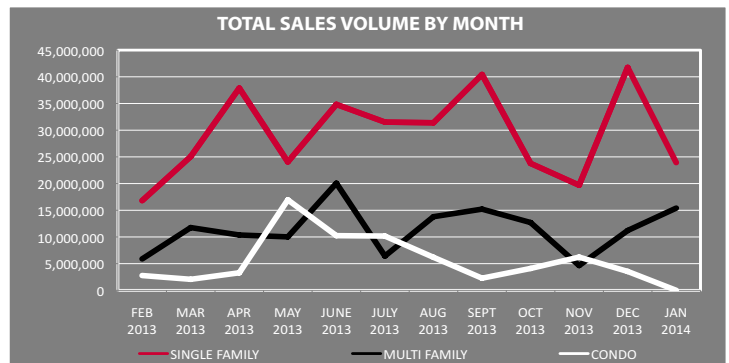
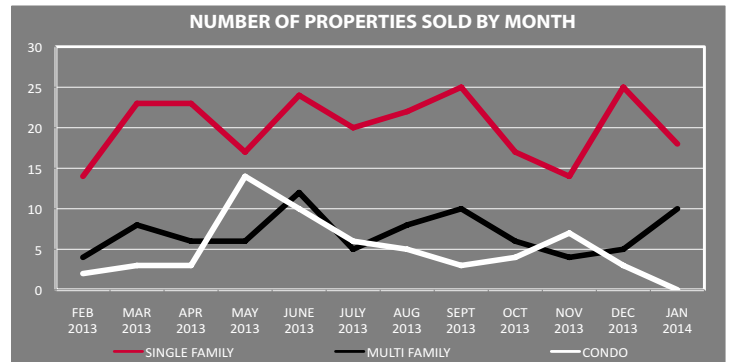


The List of All Venice Sales in January

SINGLE FAMILY SALES . JANUARY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	3	2	1664	1965	5454	\$860,000
GLYNDON AVE	3	3	2628	1979	5782	\$950,000
INDIANA CT	3	1	1410	1951	6249	\$1,000,000
ROSE AVE	4	3	2500	1941	5005	\$1,025,000
VALITA ST	3	2	1265	1956	5097	\$1,025,000
VICTORIA AVE	2	1	978	1914	3912	\$1,100,000
CALIFURNA AVE	4	3	2240	1969	4726	\$1,100,000
WARREN AVE	2	1	944	1946	4401	\$1,157,000
VERNON AVE	2	1	930	1952	4801	\$1,185,000
COMMONWEALTH AVE	3	2	1271	1928	4195	\$1,215,000
BEACH AVE	2	1	1076	1942	3977	\$1,325,000
INDIANA AVE	3	2.75	1380	1952	5280	\$1,350,000
WESTMINSTER AVE	2	1	888	1916	5202	\$1,360,000
INDIANA AVE	3	3	1693	1954	5000	\$1,360,000
VENEZIA AVE	2	2	1102	1921	3675	\$1,475,000
GRAND CANAL	2	2	990	1923	2698	\$1,790,000
PARK CT	2	3	2200	2013	1790	\$2,000,000
CLARK AVE	4	3.5	2900	2013	3601	\$2,650,000
TOTAL SALES						\$23,927,000
AVERAGE SALE PRICE						\$1,329,278
AVERAGE \$ PER SQ FT						\$853

RESIDENTIAL INCOME SALES . JANUARY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WALNUT AVE	2	3	3	1429	1918	5583	\$1,000,000
GRAND BLVD	2	2	2	2000	1946	2701	\$1,185,000
INDIANA AVE	2	3	2	1382	1912	3780	\$1,195,000
SUNSET AVE	2	3	2	1372	1912	4800	\$1,250,000
WASHINGTON WAY	2	2	2	1566	1923	4205	\$1,330,000
BROADWAY ST	3	4	4	1344	1959	5200	\$1,350,000
S VENICE BLVD	2	0	0	1836	1972	3350	\$1,375,000
WASHINGTON WAY	3	3	3	1610	1947	6204	\$1,400,000
BROADWAY ST	2	4	5	2900	2013	3835	\$2,450,000
HOWLAND CANAL	2	3	3	1994	1910	2856	\$2,870,000
TOTAL SALES							\$15,405,000
AVERAGE SALE PRICE							\$1,540,500
AVERAGE \$ PER SQ FT							\$884

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



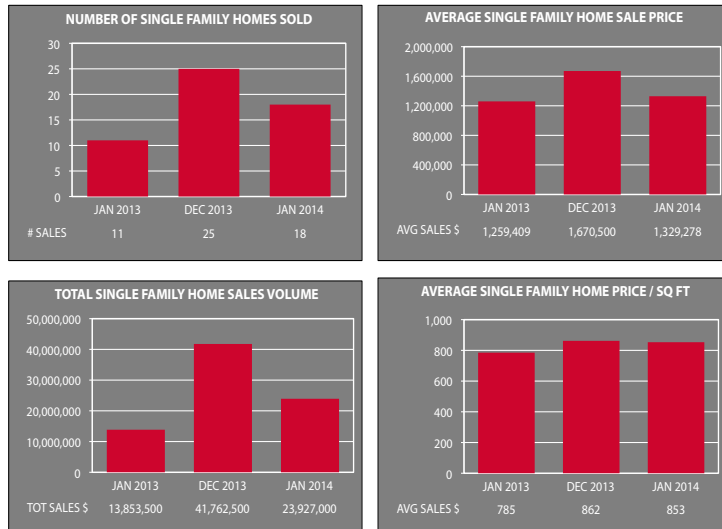
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



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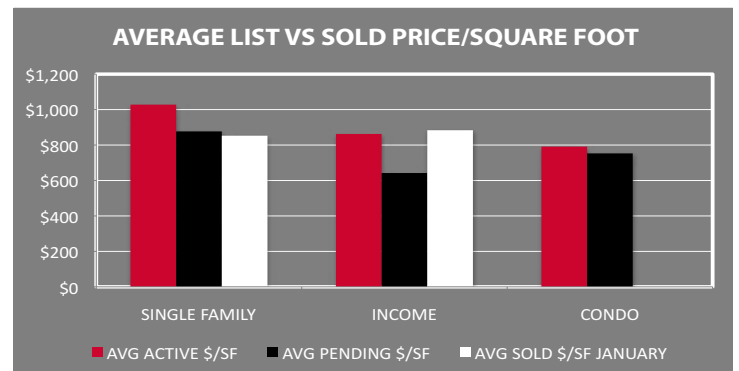
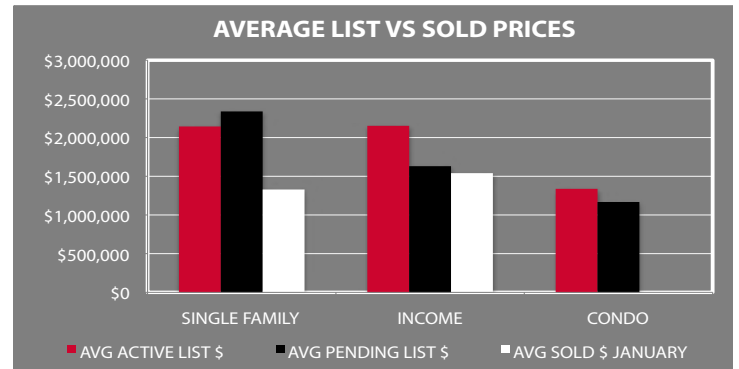
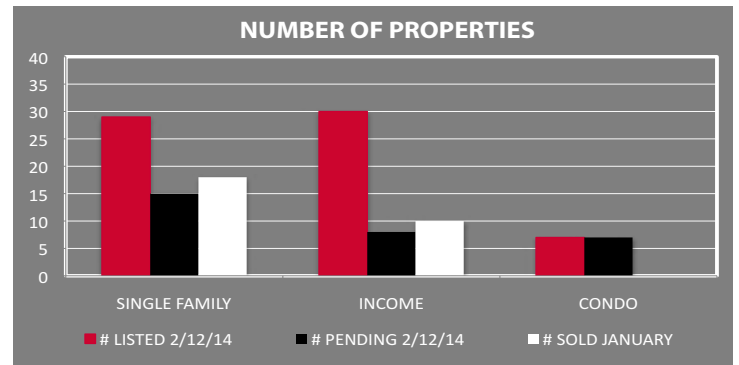
January Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Jan-14	1,404,714	1,287,500	865
	Change	-18%	-17%	6%
	Dec-13	1,712,439	1,555,000	817
	Jan-14	1,404,714	1,287,500	865
	Change	14%	9%	32%
	Jan-13	1,228,969	1,178,500	657
SINGLE FAMILY	Jan-14	1,329,278	1,100,000	853
	Change	-20%	-19%	-1%
	Dec-13	1,670,500	1,350,000	862
	Jan-14	1,329,278	1,200,000	853
	Change	6%	9%	9%
	Jan-13	1,259,409	1,100,000	785
RES INCOME	Jan-14	1,540,500	1,340,000	884
	Change	-31%	-30%	18%
	Dec-13	2,241,200	1,906,000	749
	Jan-14	1,540,500	1,340,000	884
	Change	29%	9%	118%
	Jan-13	1,198,333	1,225,000	405
CONDOMINIUM	Jan-14	0	0	0
	Change	-100%	-100%	-100%
	Dec-13	1,180,667	1,185,000	608
	Jan-14	0	0	0
	Change	-100%	-100%	-100%
	Jan-13	1,107,500	1,107,500	654

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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