

The List of All Venice Sales in January 2015

SINGLE FAMILY SALES . JANUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
APPLEBY ST	3	1	1082	1951	5017	\$750,000
MARCO PL	2	1	903	1948	4000	\$950,000
SANBORN AVE	2	1	1161	1940	5848	\$1,135,000
PALOMA AVE	2	3	2330	1907	2112	\$1,185,000
LOUELLA AVE	2	1	1094	1940	5462	\$1,200,000
VENEZIA AVE	2	2	1317	1923	4001	\$1,246,277
LOUELLA AVE	3	2	1118	1947	5453	\$1,270,000
GLENCOE AVE	3	2	1490	1949	5459	\$1,275,000
CLARK AVE	2	1	840	1949	3601	\$1,350,000
PALMS BLVD	3	2	1655	1947	6656	\$1,385,000
COMMONWEALTH AVE	2	2	1260	1941	4401	\$1,499,000
SANBORN AVE	3	1	1076	1942	4634	\$1,534,000
SAN JUAN AVE	2	1	851	1907	5201	\$1,750,000
5TH AVE	3	2	1504	1928	4135	\$1,800,000
RIALTO AVE	3	2	1705	1929	2549	\$1,865,000
APPLETON WAY	3	2	1481	1953	10892	\$2,010,000
HAMPTON DR	2	1	822	1953	3155	\$2,600,000
28TH AVE	3	4	3862	2004	2640	\$4,200,706
TOTAL SALES						\$29,004,983
AVERAGE SALE PRICE						\$1,611,388
AVERAGE \$ PER SQ FT						\$1,135

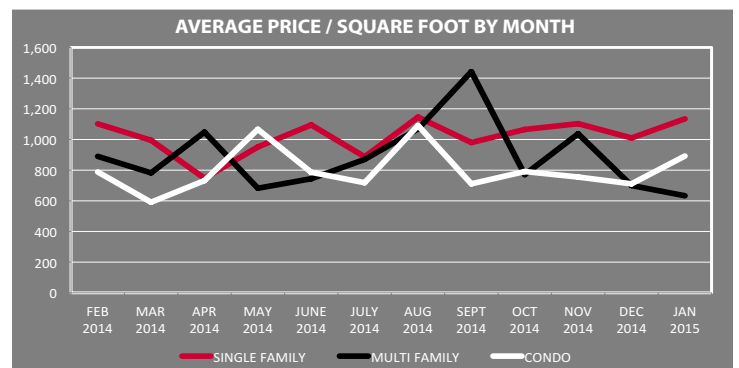
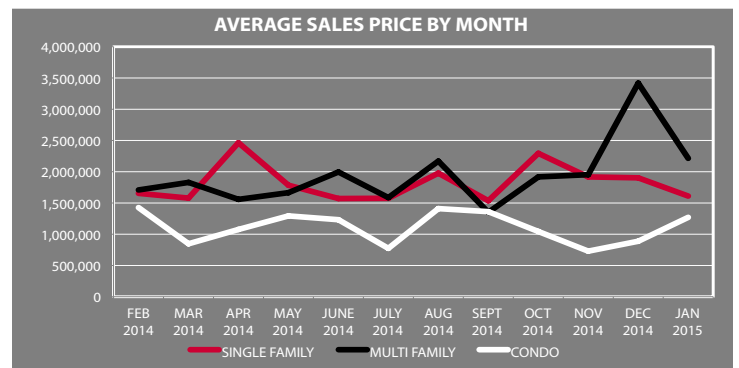
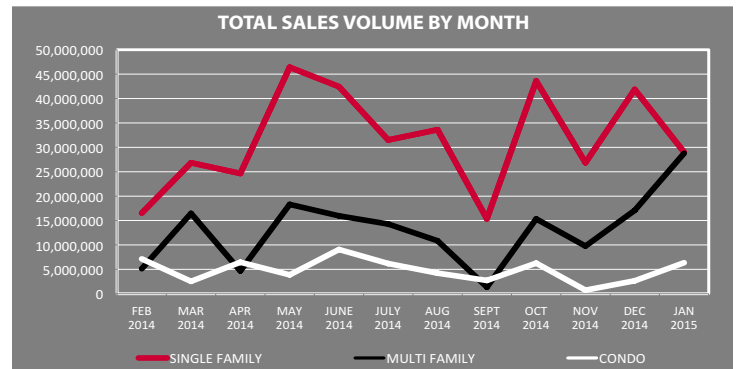
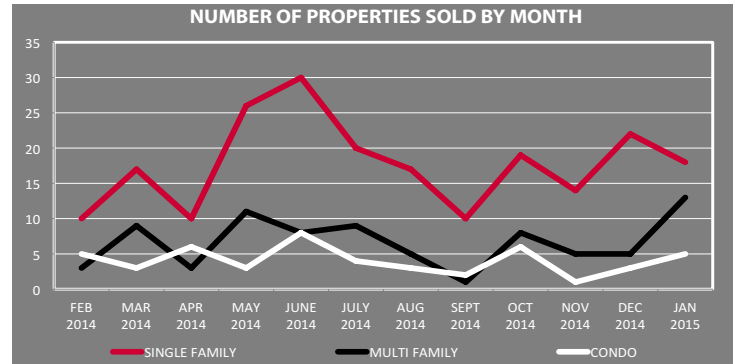
RESIDENTIAL INCOME SALES . JANUARY . 2015							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WOODLAWN AVE	2	3	2	1392	1923	3996	\$1,225,000
INDIANA AVE	3	7	4	2912	1965	5281	\$1,290,000
INDIANA AVE	4	10	8	3822	1965	5281	\$1,389,375
BROOKS AVE	2	4	2	1768	1945	5194	\$1,425,000
WESTMINSTER AVE	5	9	5	3256	1961	5200	\$1,602,000
BEACH AVE	3	3	3	1990	1936	4428	\$1,700,000
NAVY ST	5	6	5	3204	1922	2897	\$1,850,000
CLUBHOUSE AVE	8	6	8	4760	1948	3149	\$1,974,951
PISANI PL	6	6	6	3645	1947	8001	\$2,175,000
HORIZON AVE	4	0	4	2402	1922	3032	\$2,180,000
ANDALUSIA AVE	8	0	8	3336	1921	5100	\$2,545,000
BROOKS AVE	2	6	8	5000	2014	5081	\$3,225,000
SAN JUAN AVE	4	12	12	8000	2008	9900	\$6,200,000
TOTAL SALES							\$28,781,326
AVERAGE SALE PRICE							\$2,213,948
AVERAGE \$ PER SQ FT							\$633

CONDOMINIUM SALES . JANUARY . 2015					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
OZONE AVE	2	2	930	1986	\$1,097,000
OZONE AVE	2	3	930	1986	\$1,100,000
MAIN ST	1	2	1430	2008	\$1,175,000
FLOWER AVE	3	3	1555	1992	\$1,300,000
CABRILLO AVE	3	3	2279	1989	\$1,680,000
TOTAL SALES					\$6,352,000
AVERAGE SALE PRICE					\$1,270,400
AVERAGE \$ PER SQ FT					\$892

VACANT LAND SALES . JANUARY . 2015		
STREET	LOT SZ	SALE PRICE
PENMAR AVE	5922	\$1,283,500

COMMERCIAL SALES . JANUARY . 2015					
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	2	2040	1965	2700	\$5,800,000
ABBOT KINNEY BLVD		12025	1912	19435	\$23,000,000

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



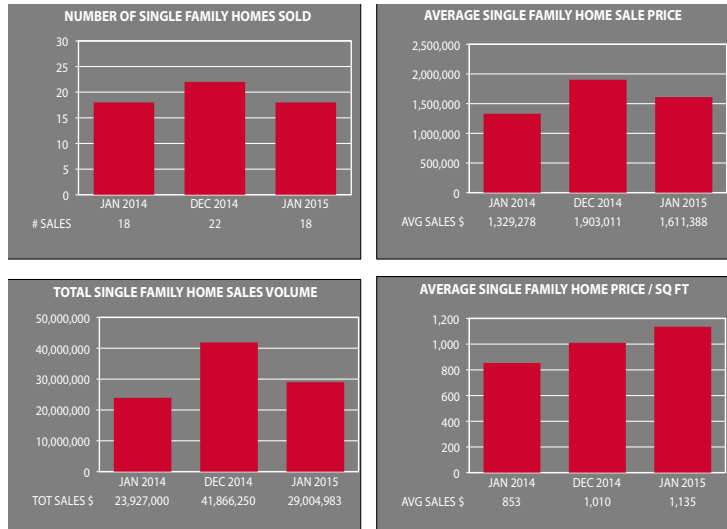
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



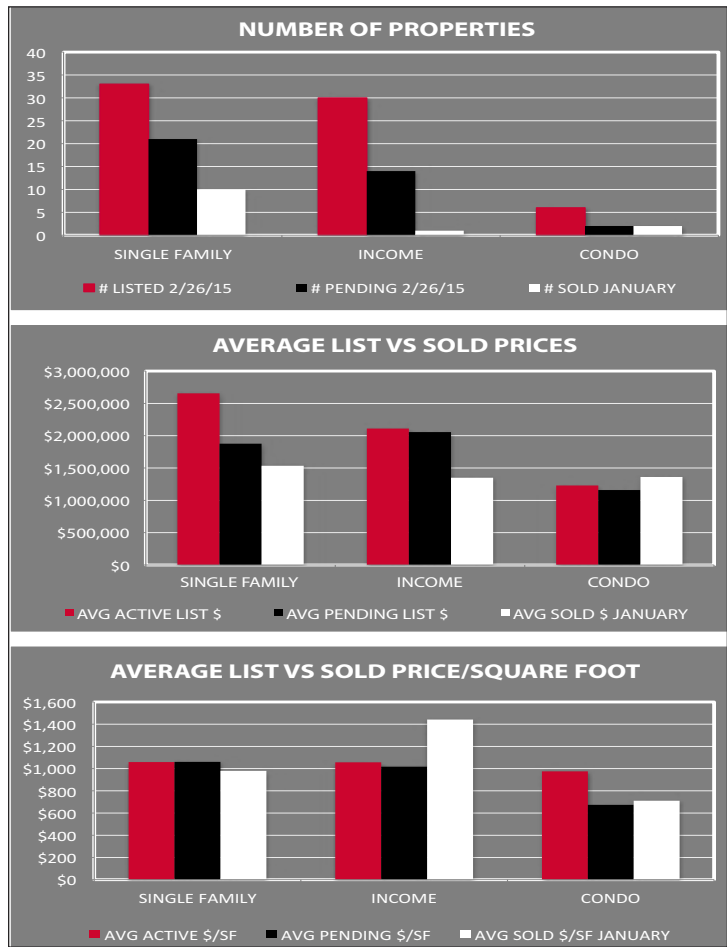
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January Home Sales Stats As Compared to Last Month and a Year Ago



Comparison Stats of Currently Listed and In-Escrow Properties with Sold for the Past Month



A Look at the Active and Pending Listings



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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