

The List of All Venice Sales in January 2016

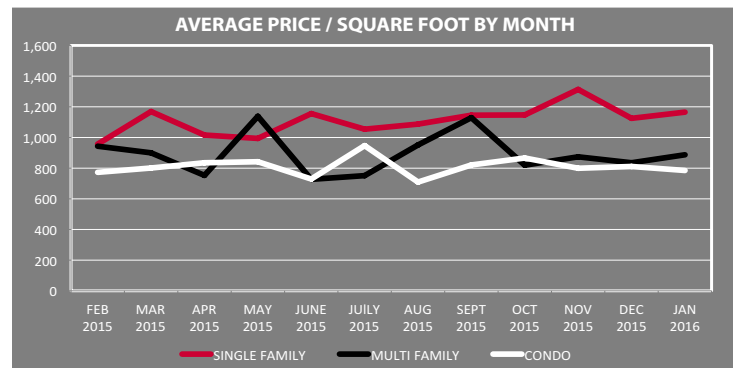
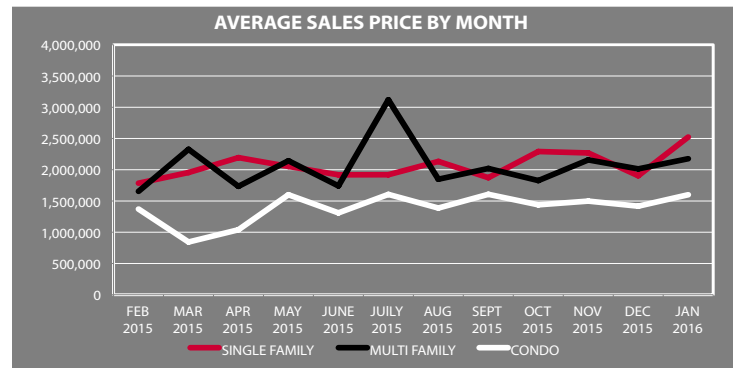
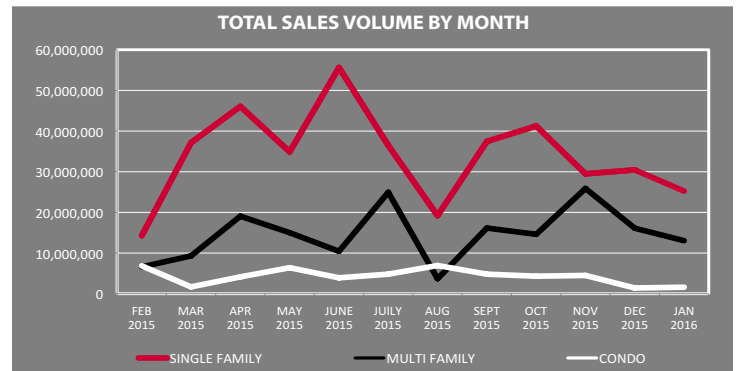
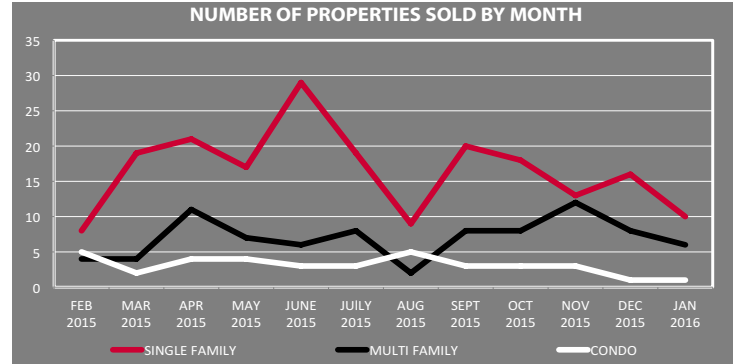
SINGLE FAMILY SALES . JANUARY . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WARREN AVE	3	1	1072	1947	4401	\$1,060,000
HORIZON AVE	2	1	834	1921	2850	\$1,332,000
GARFIELD AVE	3	1	1093	1948	4207	\$1,335,000
WESTMINSTER AVE	2	1	788	1920	5201	\$1,882,378
MARCO PL	4	4	2600	1948	4000	\$2,162,500
SHERMAN CANAL	2	2	1326	1910	2850	\$2,650,000
CARROLL CANAL	3	3	2598	1980	2851	\$2,725,000
GRAND CANAL	3	3	3488	1984	2699	\$2,750,000
NOWITA PL	4	4	3265	N/A	2975	\$3,987,000
SANTA CLARA AVE	N/A	N/A	N/A	N/A	5200	\$5,350,000
<b>TOTAL SALES</b>						<b>\$25,233,878</b>
<b>AVERAGE SALE PRICE</b>						<b>\$2,523,388</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,165</b>

RESIDENTIAL INCOME SALES . JANUARY . 2016						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIVIERA AVE	4	4	4	2792	1929	\$1,350,000
WINDWARD AVE	2	3	4	2225	1979	\$1,650,000
VENICE WAY	2	3	4	2572	1947	\$1,943,000
PRESTON WAY	2	5	4	1735	1903	\$2,540,000
SANTA CLARA AVE	2	4	4	3255	1974	\$2,745,000
PALMS BLVD	4	4	4	2148	1924	\$2,828,500
<b>TOTAL SALES</b>						<b>\$13,056,500</b>
<b>AVERAGE SALE PRICE</b>						<b>\$2,176,083</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$887</b>

CONDOMINIUM SALES . JANUARY . 2016						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
PACIFIC AVE	2	3	2039	1986	2380	\$1,600,000
<b>TOTAL SALES</b>						<b>\$1,600,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,600,000</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$785</b>

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

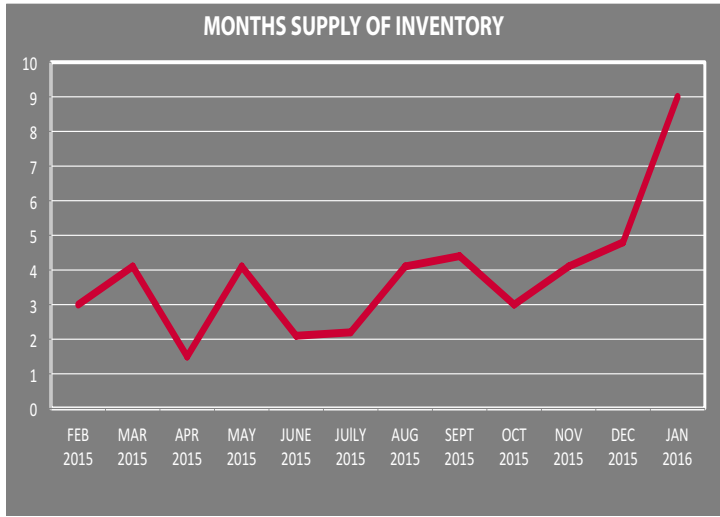
A Comparison of the Sales Statistics for All Property Types for the Past Year



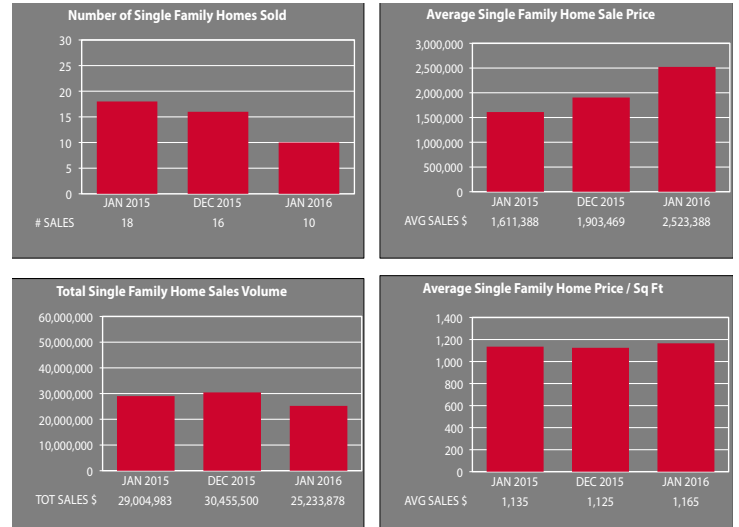
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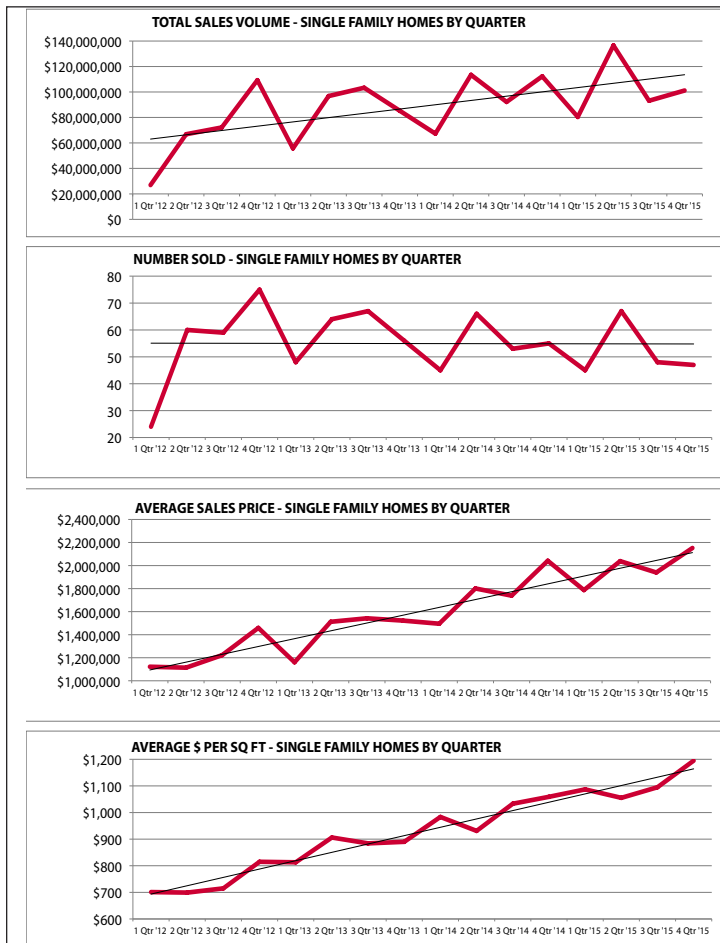
### Number of Months Needed to Sell the Active Inventory by Month for the Past Year



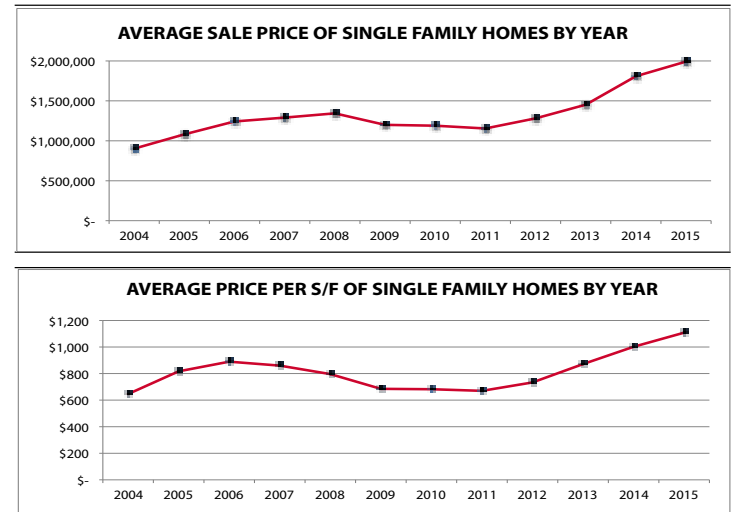
### January Home Sales Stats As Compared to Last Month and a Year Ago



### Trend Lines for the Past 3 Years of Venice Single Family Home Sales Reflect Level # Sold at Higher Prices



### Venice Home Prices for Past 12 Years



### 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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