

The List of All Venice Sales in February

**SINGLE FAMILY SALES . FEBRUARY . 2013**

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARR ST	1	1	499	1917	3000	\$400,000
NOWITA PL	2	1	918	1941	4777	\$750,000
VERNON AVE	3	1	1213	1951	5008	\$825,700
INDIANA AVE	2	1	1025	1927	4809	\$889,000
WASHINGTON BLVD	3	2.5	1710	1979	2499	\$900,000
LAKE ST	2	1	1032	1947	5611	\$920,000
LINCOLN BLVD	1	1	2211	1923	3570	\$1,025,000
VAN BUREN AVE	3	2	1392	1937	4199	\$1,345,000
INNES PL	3	4	2827	2011	2388	\$1,350,000
MILWOOD AVE	3	1	1044	1912	6280	\$1,420,000
GRAND CANAL	3	3	1802	1978	2695	\$1,540,000
NOWITA PL	4	2	2257	1922	4777	\$1,550,000
RENNIE AVE	3	2	1416	1926	4133	\$1,595,000
GRAND CANAL	4	3.5	2682	2008	2700	\$2,295,000
<b>TOTAL SALES</b>						<b>\$16,804,700</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,200,336</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$763</b>

**RESIDENTIAL INCOME SALES . FEBRUARY . 2013**

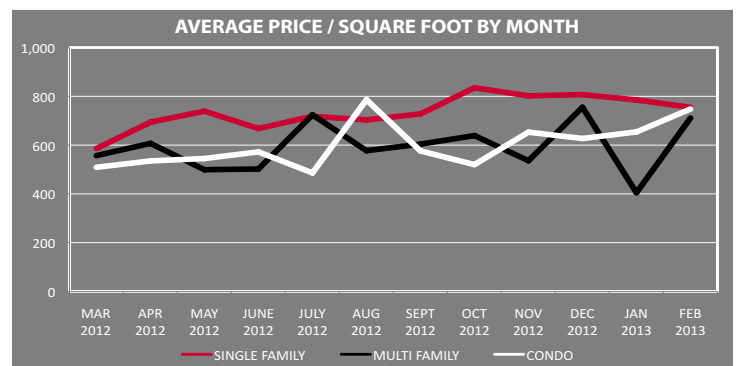
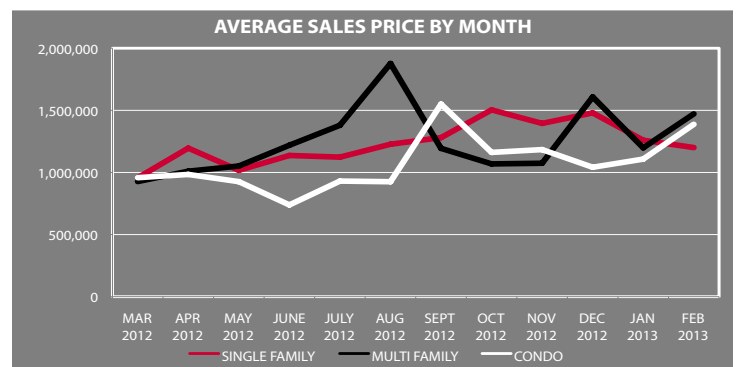
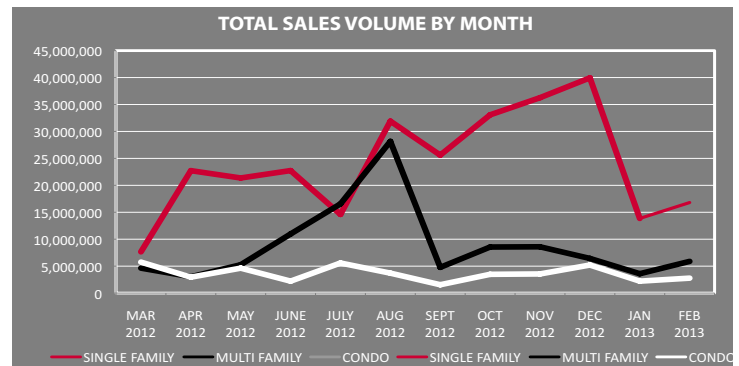
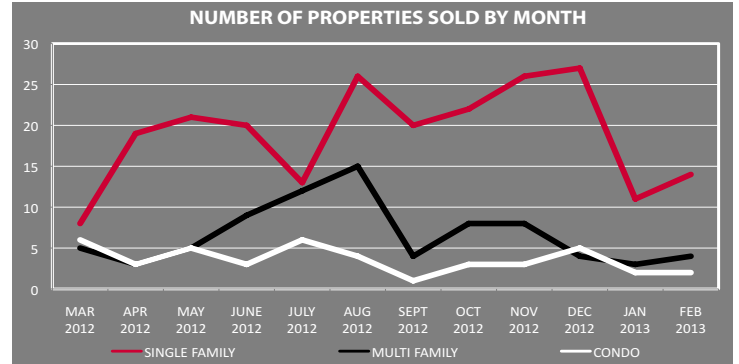
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RUTH AVE	2	2	2	1202	1950	4233	\$900,000
VERNON AVE	3	3	3	1440	1952	4802	\$1,037,000
PENMAR AVE	2	3	2	1769	1949	6203	\$1,250,000
INDIANA AVE	3	3	4	3874	1981	5002	\$2,700,000
<b>TOTAL SALES</b>							<b>\$5,887,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,471,750</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$711</b>

**CONDOMINIUM SALES . FEBRUARY . 2013**

STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
ABBOT KINNEY BLVD	2	2	1371	2005	10101	\$1,250,000
26TH AVE	3	4	2339	1985	2589	\$1,525,000
<b>TOTAL SALES</b>						<b>\$2,775,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,387,500</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$748</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.

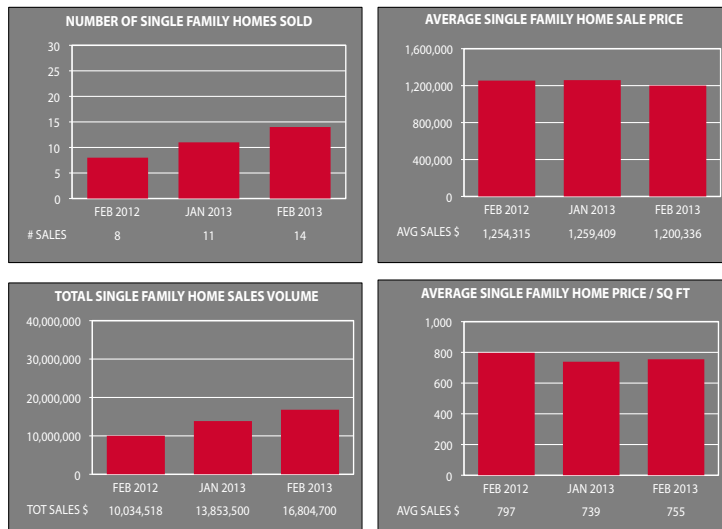
A Comparison of the Sales Statistics for All Property Types for the Past Year



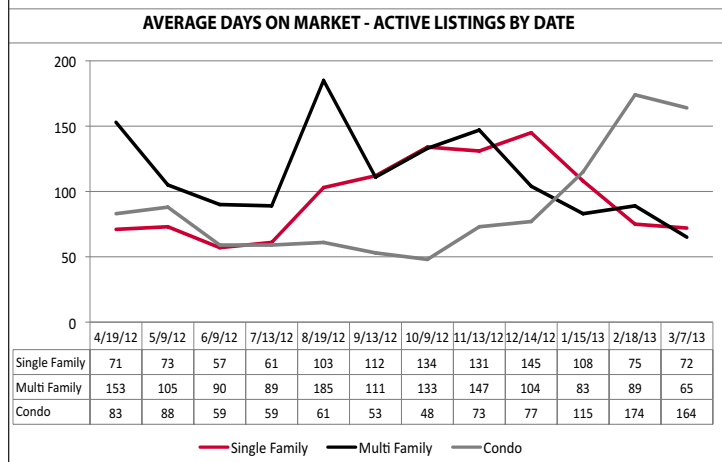
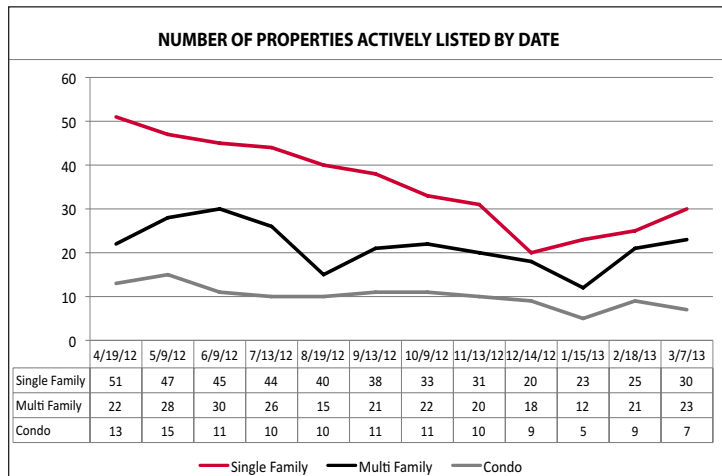
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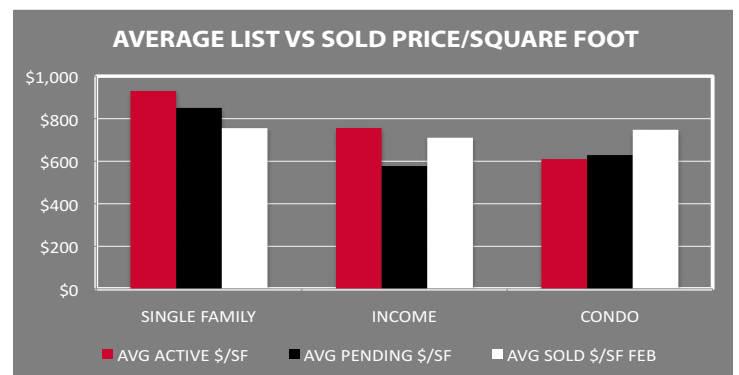
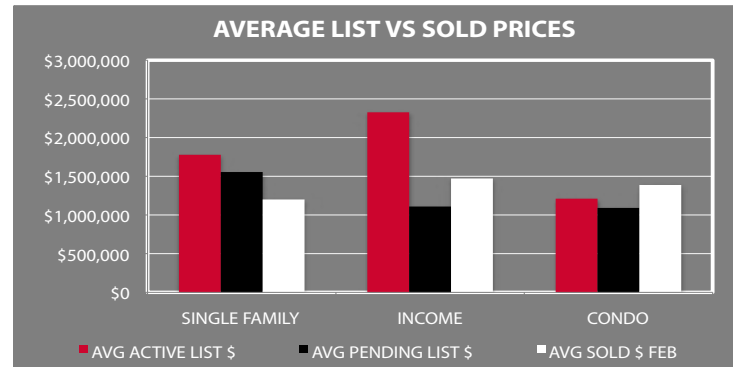
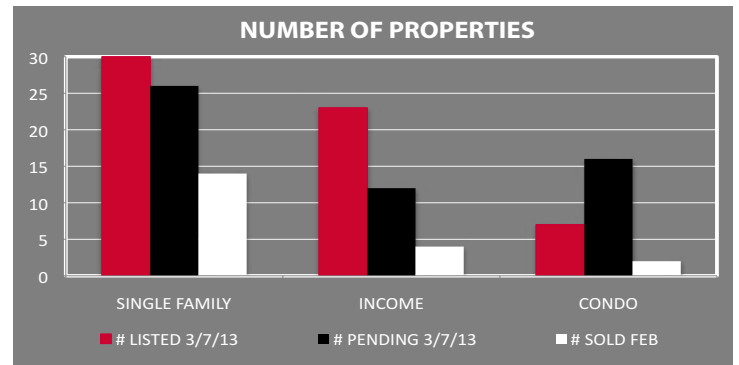
## February Home Sales Stats As Compared to Last Month and a Year Ago



## Past Year's Look at the Number of Properties Actively Listed and the Days on Market for All Property Types



## 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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