

The List of All Venice Sales in February 2015

SINGLE FAMILY SALES . FEBRUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WALNUT AVE	3	2	1086	1950	5847	\$1,235,000
HARRISON AVE	2	2	1230	1940	4197	\$1,335,000
BRYAN AVE	2	1	1168	1950	3598	\$1,357,000
CALIFORNIA AVE	5	6	2240	1969	4726	\$1,550,000
28TH AVE	3	2	1877	1941	4300	\$1,950,000
COMMONWEALTH AVE	4	3	2094	1926	6601	\$1,985,000
MILWOOD AVE	3	2	2225	1923	4273	\$2,265,000
WILSON AVE	3	3	2993	2007	3600	\$2,600,000
TOTAL SALES						\$14,277,000
AVERAGE SALE PRICE						\$1,784,625
AVERAGE \$ PER SQ FT						\$957

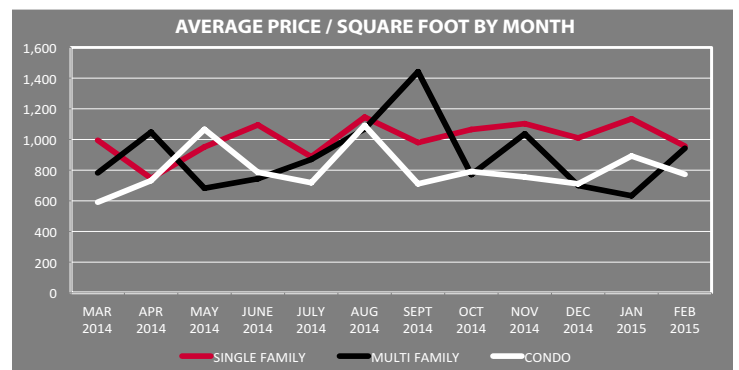
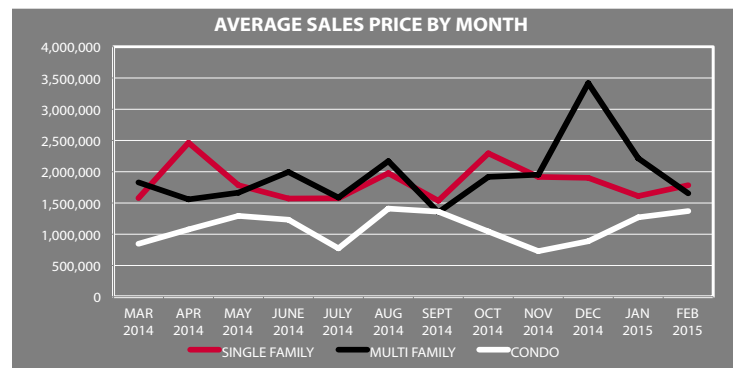
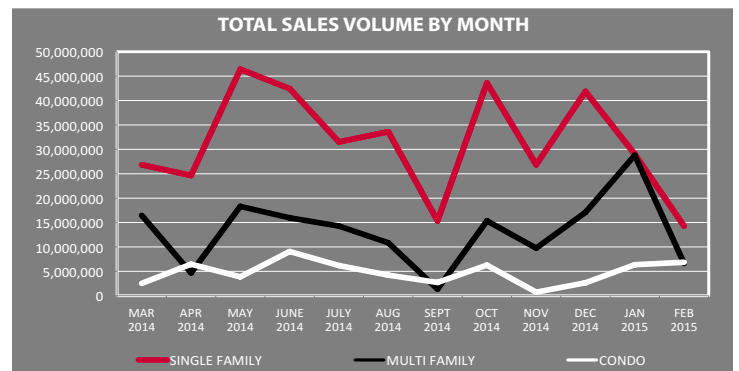
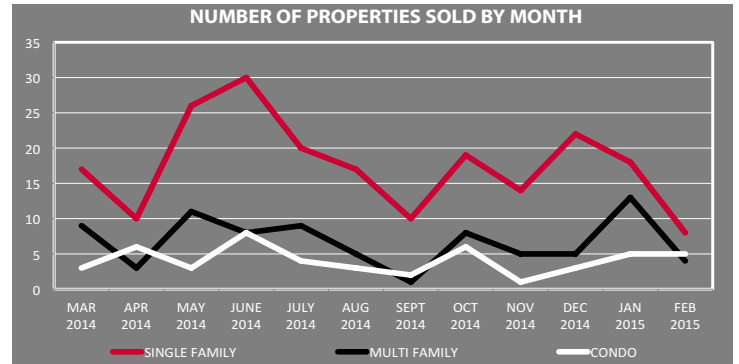
RESIDENTIAL INCOME SALES . FEBRUARY . 2015							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE BLVD	2	0	2	2526	1939	5630	\$1,150,000
CRESTMORE PL	2	3	2	1244	1955	4205	\$1,390,000
ALBERTA AVE	2	3	3.5	2415	1979	3125	\$1,974,000
SANTA CLARA AVE	2	3	2	829	1915	5200	\$2,100,000
TOTAL SALES							\$6,614,000
AVERAGE SALE PRICE							\$1,653,500
AVERAGE \$ PER SQ FT							\$943

CONDOMINIUM SALES . FEBRUARY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
BREEZE AVE	2	2	1168	1976	\$1,057,000	
HARBOR ST	3	3	2029	1986	\$1,400,000	
WALNUT AVE	3	4	2180	2014	\$1,450,000	
WALNUT AVE	3	4	2000	2014	\$1,469,000	
MILDRED AVE	3	3	1978	1981	\$1,478,000	
TOTAL SALES						\$6,854,000
AVERAGE SALE PRICE						\$1,370,800
AVERAGE \$ PER SQ FT						\$733

COMMERCIAL SALES . FEBRUARY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
NOWITA PL		12952	3850	11995	\$4,632,000	
WINDWARD AVE		8100	1915	4079	\$8,000,000	

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



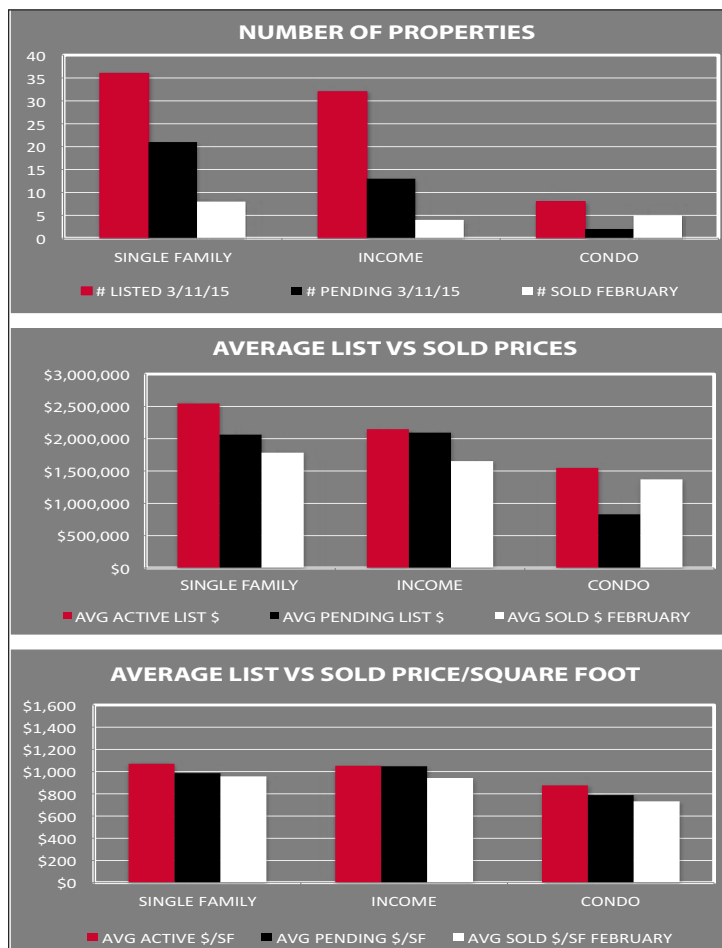
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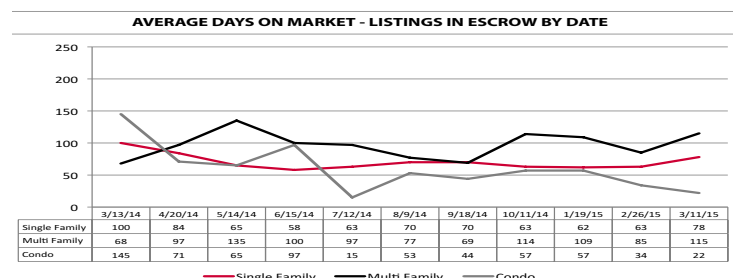
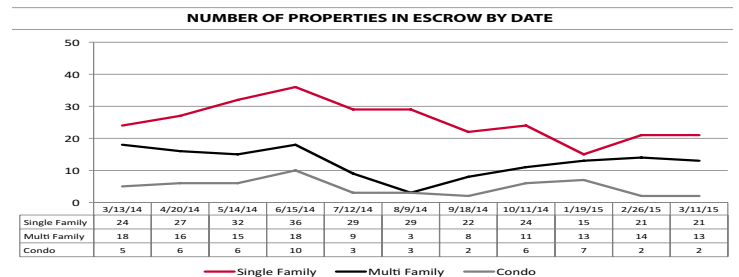
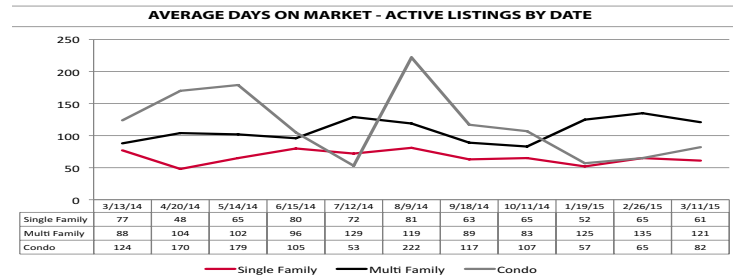
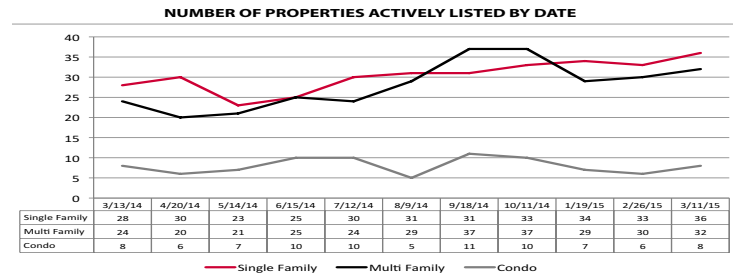
February Home Sales Stats As Compared to Last Month and a Year Ago



Comparison Stats of Currently Listed and In-Escrow Properties with Solds 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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