

### The List of All Venice Sales in March

SINGLE FAMILY SALES . MARCH . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	3	1	1029	1946	5006	\$900,000
NOWITA PL	2	1	750	1946	4782	\$925,000
GLENCOE AVE	3	2	1026	1921	6110	\$1,000,000
WALNUT AVE	2	1	1036	1923	5848	\$1,060,000
ROSE AVE	3	2	1110	1946	5205	\$1,147,000
HAMPTON DR	2	1	855	1953	2932	\$1,200,000
SUNSET AVE	3	1	971	1922	4802	\$1,300,000
INDIANA AVE	3	3	1565	1954	5808	\$1,300,000
HARDING AVE	3	2	1729	1947	6160	\$1,315,000
VENEZIA AVE	2	1	1280	1923	3675	\$1,350,000
CABRILLO AVE	3	2	1344	1957	2700	\$1,575,000
CLARK AVE	3	3	1378	1954	3602	\$1,683,300
ANGELUS PL	3	2	1670	1926	3686	\$1,730,000
NARCISSUS CT	2	3	2969	2003	1936	\$1,800,000
CABRILLO AVE	3	3	1776	1957	2550	\$1,845,000
PARK AVE	3	3	2825	1906	4809	\$2,800,000
MILWOOD AVE	4	4	3658	2014	5406	\$3,900,000
TOTAL SALES						\$26,830,300
AVERAGE SALE PRICE						\$1,578,253
AVERAGE \$ PER SQ FT						\$995

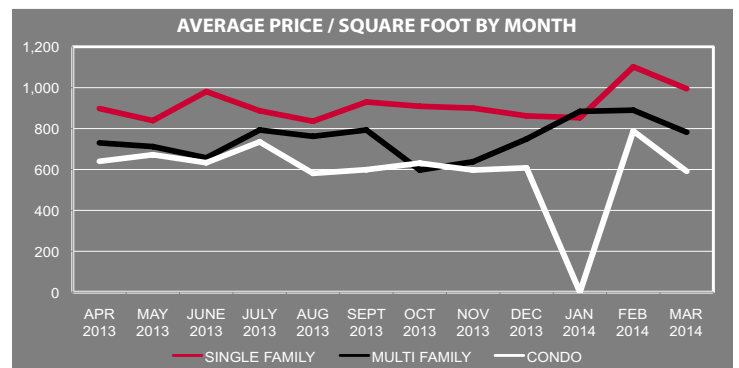
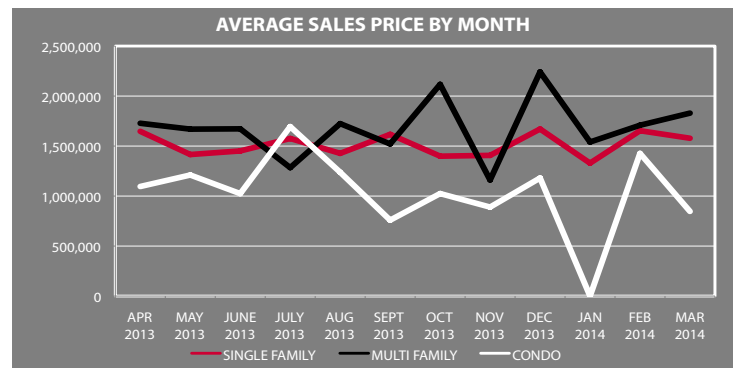
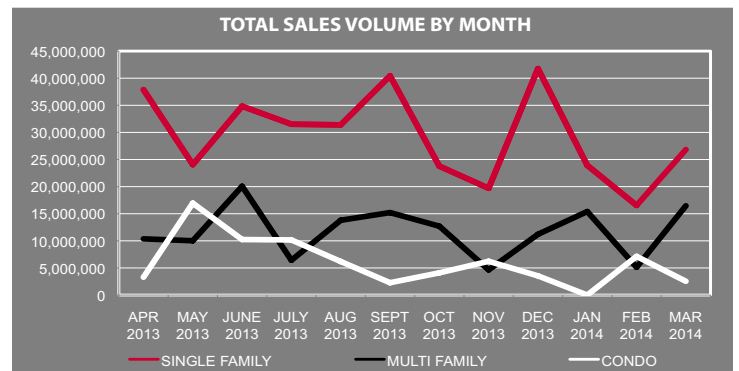
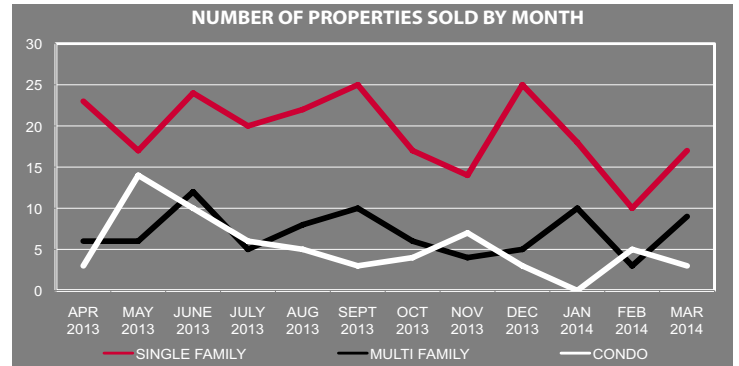
RESIDENTIAL INCOME SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VISTA PL	2	4	2	2512	1923	2100	\$1,218,750
ABBOT KINNEY	2	4	2.75	1512	1960	3631	\$1,225,000
SAN JUAN AVE	3	7	4	2763	1930	5222	\$1,700,000
SANTA CLARA AVE	2	3	3	1826	1922	5199	\$1,730,000
OAKWOOD AVE	2	5	2	2003	1907	5857	\$1,730,000
MILWOOD AVE	2	4	2	2128	1950	4375	\$1,785,000
SAN JUAN AVE	3	4	4	1800	1921	5205	\$1,801,800
WAVECREST AVE	2	4	4	2961	1909	2699	\$2,280,000
CALIFORNIA AVE	2	5	6	3551	1923	5393	\$2,995,000
TOTAL SALES						\$16,465,550	
AVERAGE SALE PRICE						\$1,829,506	
AVERAGE \$ PER SQ FT						\$782	

CONDOMINIUM SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY	2	2.5	923	1985			\$475,000
VERNON AVE	2	3	1403	1991			\$775,000
MAIN ST	2	2	1973	2008			\$1,290,000
TOTAL SALES						\$2,540,000	
AVERAGE SALE PRICE						\$846,667	
AVERAGE \$ PER SQ FT						\$591	

VACANT LAND SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OCEAN FRONT WALK						3882	\$2,050,000
OCEAN FRONT WALK						4324	\$2,150,000

COMMERCIAL SALES . MARCH . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
6TH AVE	1		1572	1926	5006		\$1,200,000
PACIFIC AVE		4	3300	1913	4806		\$3,050,000

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



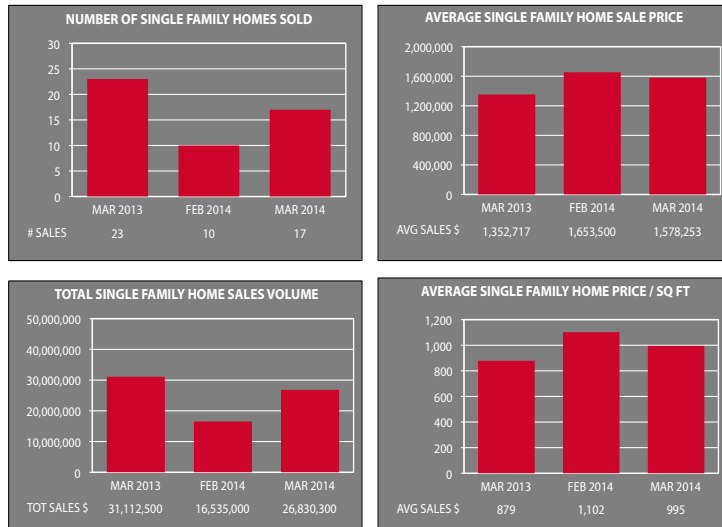
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



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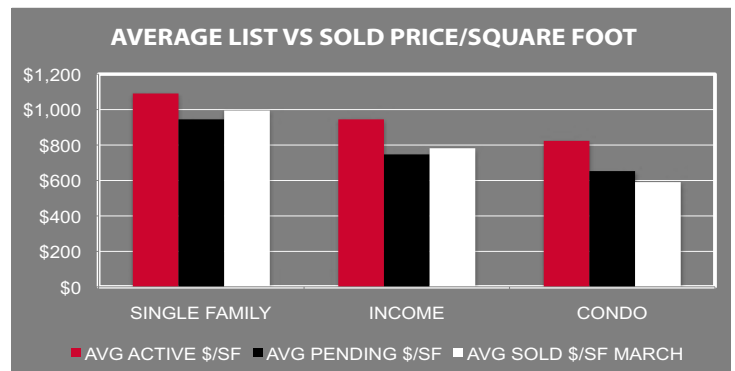
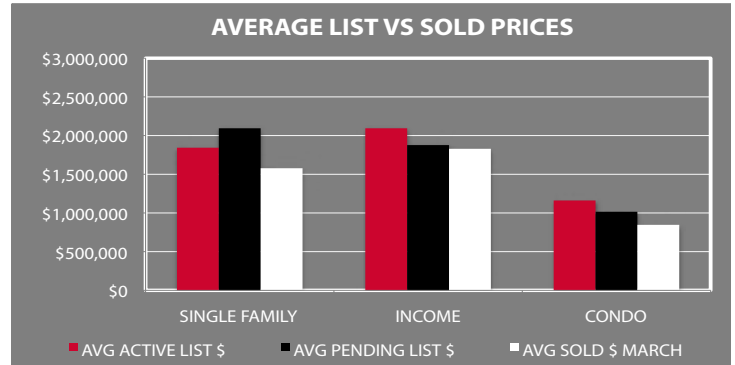
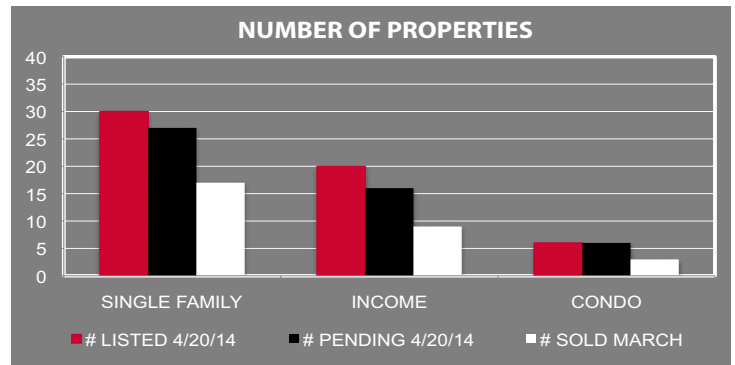
### March Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Mar 2014	1,580,547	1,350,000	876
	Change	-1%	0%	-9%
	Feb 2014	1,599,611	1,350,000	965
	Mar 2014	1,580,547	1,350,000	876
	Change	20%	-11%	17%
SINGLE FAMILY	Mar 2014	1,578,253	1,315,000	995
	Change	-5%	-2%	-10%
	Feb 2014	1,653,500	1,337,500	1,102
	Mar 2014	1,578,253	1,315,000	995
	Change	17%	10%	13%
RES INCOME	Mar 2014	1,829,506	1,730,000	782
	Change	7%	2%	-12%
	Feb 2014	1,708,333	1,700,000	890
	Mar 2014	1,708,333	1,700,000	890
	Change	16%	19%	58%
CONDOMINIUM	Mar 2014	846,667	775,000	591
	Change	-41%	-34%	-25%
	Feb 2014	1,426,600	1,179,000	788
	Mar 2014	1,426,600	1,179,000	788
	Change	107%	71%	35%
	Mar 2013	688,333	688,333	583

### 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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