

The List of All Venice Sales in March 2015

SINGLE FAMILY SALES . MARCH . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HARRISON AVE	1	1	667	1948	4780	\$1,080,000
GLENCOE AVE	2	1	1032	1947	5848	\$1,160,000
VISTA PL	2	1	1187	1941	2102	\$1,200,000
VENICE WAY	2	2	1109	1953	2249	\$1,299,000
PALMS BLVD	3	2	1395	1949	6062	\$1,300,000
INDIANA AVE	2	1	1120	1928	4803	\$1,450,000
GLENCOE AVE	2	2	1733	1949	5945	\$1,455,000
GRAND BLVD	3	2	1440	1949	2701	\$1,585,000
FLOWER AVE	3	1	936	1922	5798	\$1,625,000
AMOROSO PL	3	2	1825	1925	5863	\$1,695,000
NAPLES AVE	2	2	1322	1924	6219	\$1,705,000
SANTA CLARA AVE	2	2	1177	1920	5170	\$1,808,000
WASHINGTON WAY	2	1	932	1925	4204	\$1,905,000
GRAND BLVD	3	4	3094	2015	2339	\$2,625,000
VERNON AVE	4	4	3300	2014	4800	\$2,750,000
MCKINLEY AVE	3	3	3114	2005	3666	\$2,780,000
CALIFORNIA AVE	4	3	N/A	1922	4043	\$2,850,000
GLENCOE AVE	3	3	2980	2002	5778	\$3,300,000
CLOY AVE	4	5	3408	2015	3602	\$3,570,000
<b>TOTAL SALES</b>						<b>\$37,142,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,954,842</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,169</b>

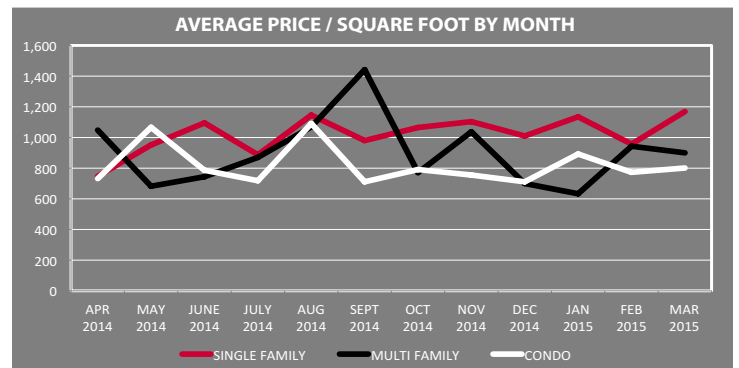
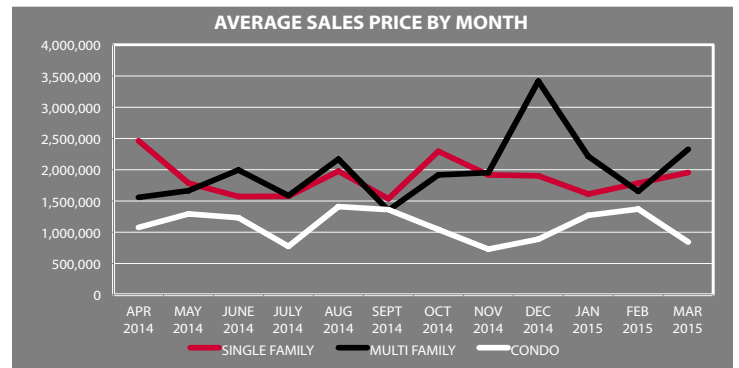
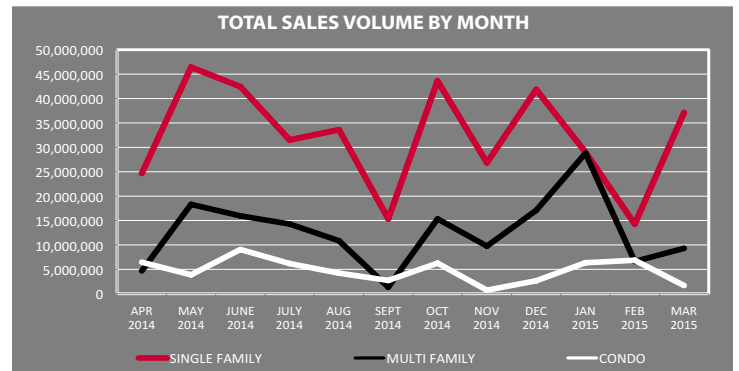
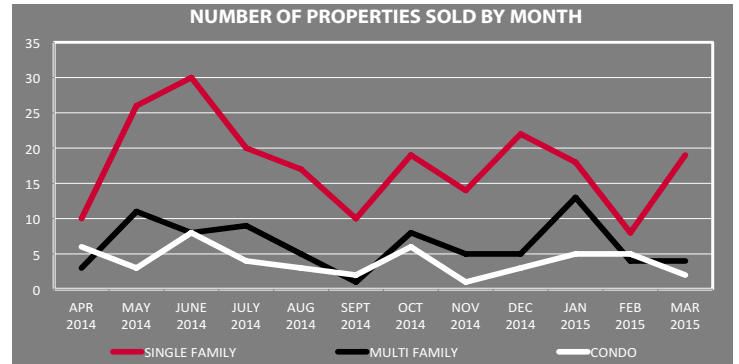
RESIDENTIAL INCOME SALES . MARCH . 2015							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SUNSET AVE	2	5	2	2090	1977	5800	\$1,600,000
INDIANA AVE	3	3	3	1572	1921	4859	\$1,600,000
CRESTMORE PL	2	3	2	1640	1946	4200	\$2,280,000
CABRILLO AVE	11	5	12	5038	1920	7655	\$3,826,000
<b>TOTAL SALES</b>							<b>\$9,306,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$2,326,500</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$900</b>

CONDOMINIUM SALES . MARCH . 2015					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
S VENICE BLVD	2	2	979	1973	\$782,000
SUNSET AVE	2	2	1127	1980	\$905,000
<b>TOTAL SALES</b>					<b>\$1,687,000</b>
<b>AVERAGE SALE PRICE</b>					<b>\$843,500</b>
<b>AVERAGE \$ PER SQ FT</b>					<b>\$801</b>

COMMERCIAL SALES . MARCH . 2015					
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD		1500	1922	3150	\$7,143,000

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



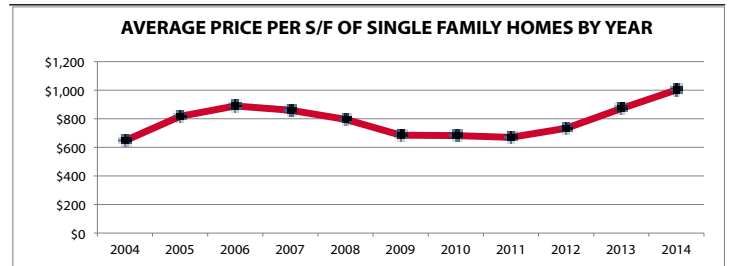
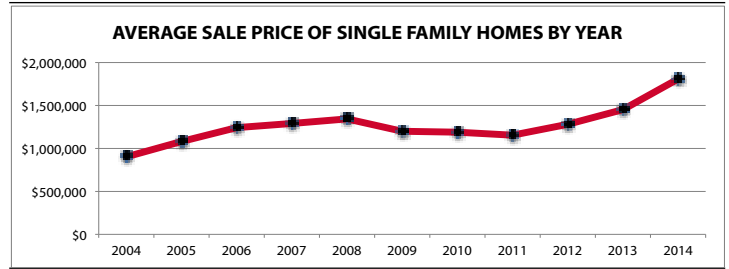
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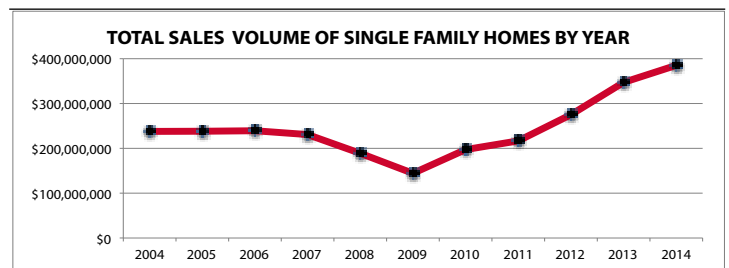
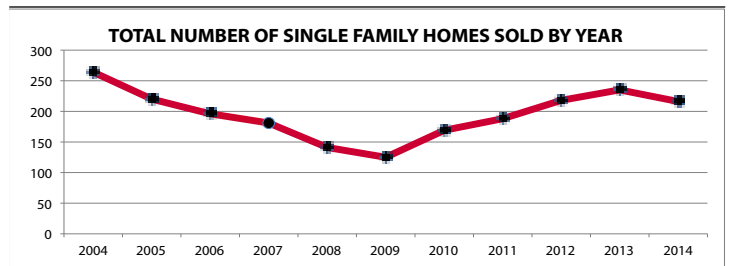
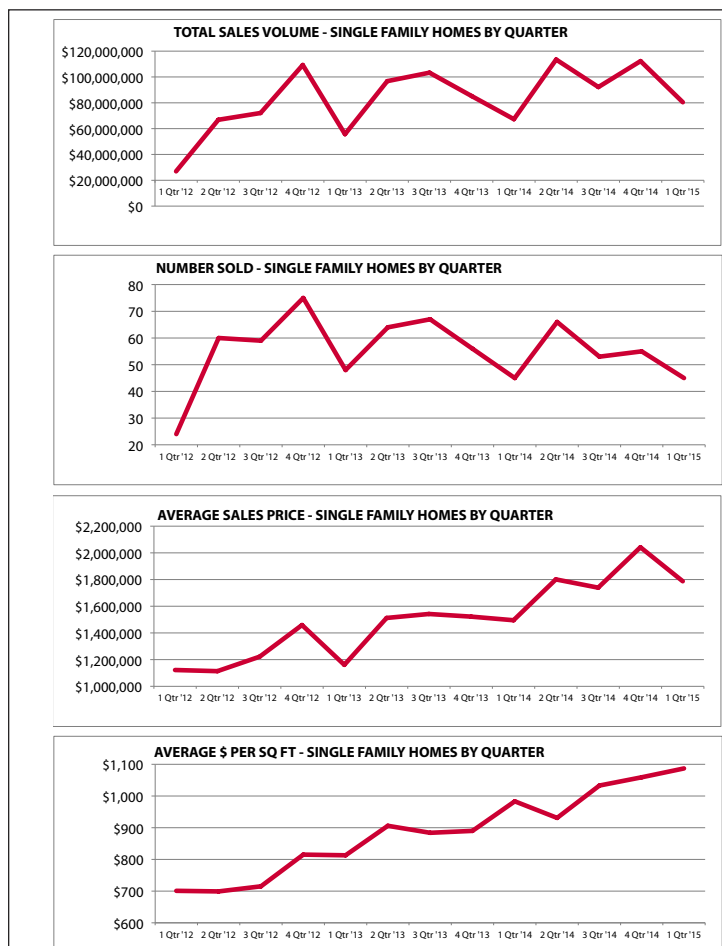
### March Home Sales Stats As Compared to Last Month and a Year Ago



### Venice Home Stats for Past 11 Years



### The Past 3 Years of Venice Single Family Home Sales by Quarter



### 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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