

The List of All Venice Sales in April

SINGLE FAMILY SALES . MARCH . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BROADWAY ST	3	2	1048	1933	3833	\$515,000
SUPERBA AVE	3	1	1574	1927	4800	\$875,000
LAKE ST	4	3	2600	1954	6372	\$900,000
RIALTO AVE	2	2	1134	1923	2552	\$919,900
AMOROSO PL	2	1	1072	1922	3600	\$957,000
ROSE AVE	2	2	1546	1923	5279	\$1,000,000
CRESTMORE PL	2	1	1128	1923	3675	\$1,050,000
NARCISSUS CT	2	3	2969	2003	1916	\$1,439,000
TOTAL SALES						\$7,655,900
AVERAGE SALE PRICE						\$956,988
AVERAGE \$ PER SQ FT						\$586

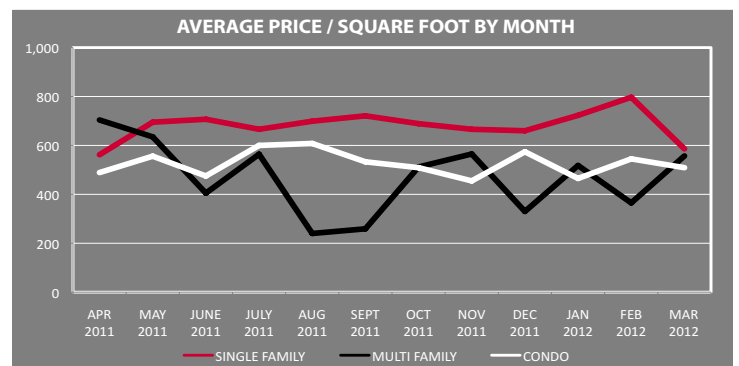
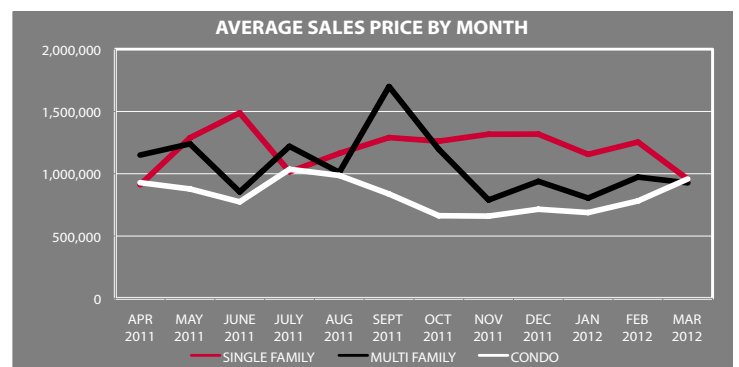
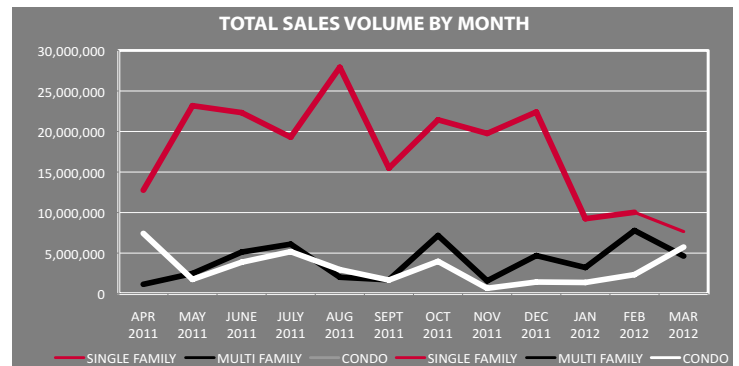
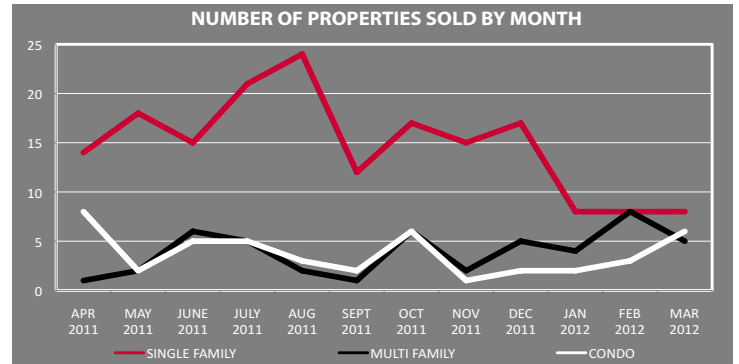
RESIDENTIAL INCOME SALES . MARCH . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CRESTMORE PL	2	3	2	1233	1955	4200	\$680,000
SUNSET AVE	2	4	2	1237	1908	4802	\$749,000
GRAND BLVD	2	2	2	1473	1947	4499	\$820,000
ALBERTA AVE	2	4	2	1372	1922	1568	\$915,000
36 25TH AVE	3	5	5	3000	1969	2642	\$1,470,000
TOTAL SALES							\$4,634,000
AVERAGE SALE PRICE							\$579,250
AVERAGE \$ PER SQ FT							\$557

CONDOMINIUM SALES . MARCH . 2012						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
HAMPTON DR	0	1	954	2004		\$427,500
MAIN ST	2	2	1366	1989		\$850,000
MAIN ST	1	2	1660	2008		\$1,000,000
BROOKS AVE	3	2.5	2600	2010		\$1,085,000
BROOKS AVE	3	2.5	2356	2010		\$1,165,000
BROOKS AVE	3	2.5	2356	2010		\$1,220,000
TOTAL SALES						\$5,747,500
AVERAGE SALE PRICE						\$1,915,833
AVERAGE \$ PER SQ FT						\$509

COMMERCIAL . MARCH . 2012				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARKET ST	2400	1922	2700	\$1,666,666

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

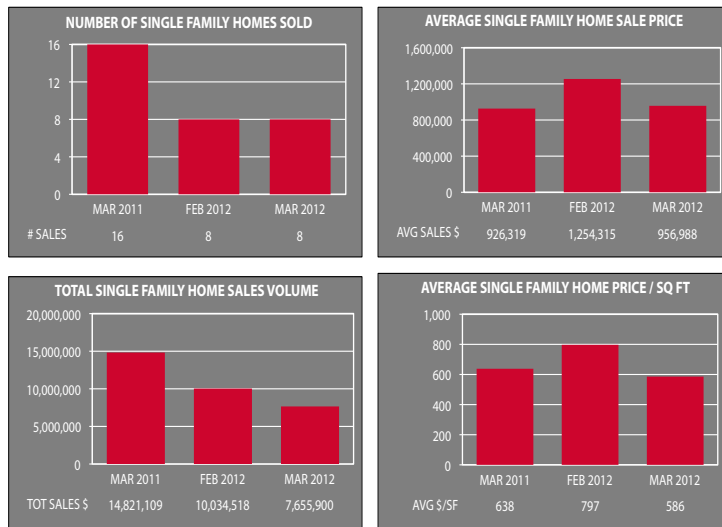
A Comparison of the Sales Statistics for All Property Types for the Past Year



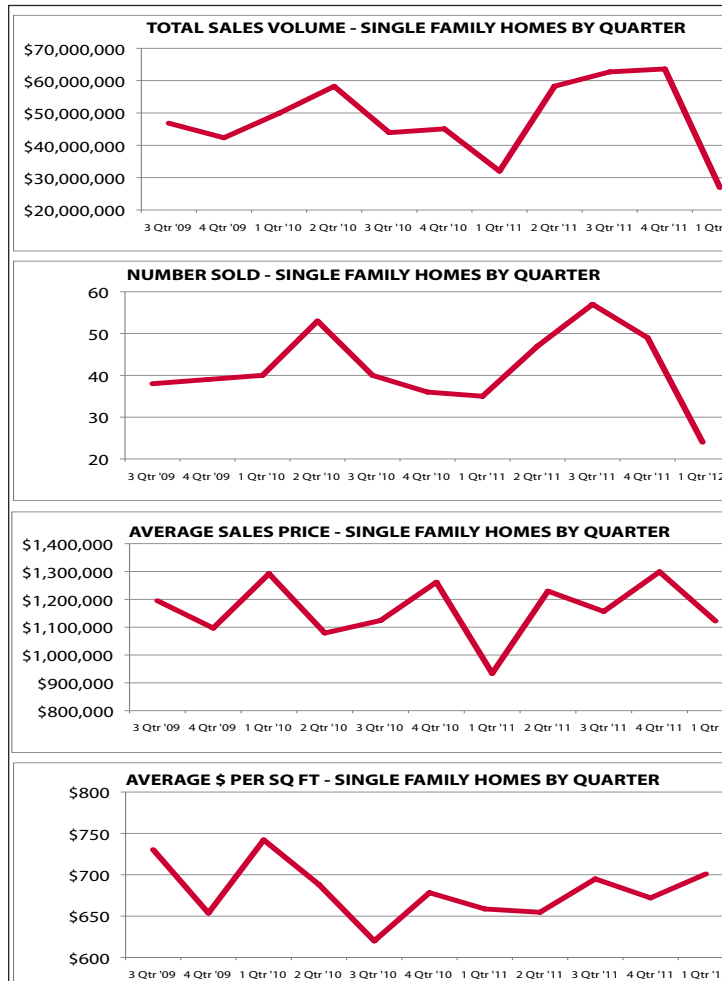
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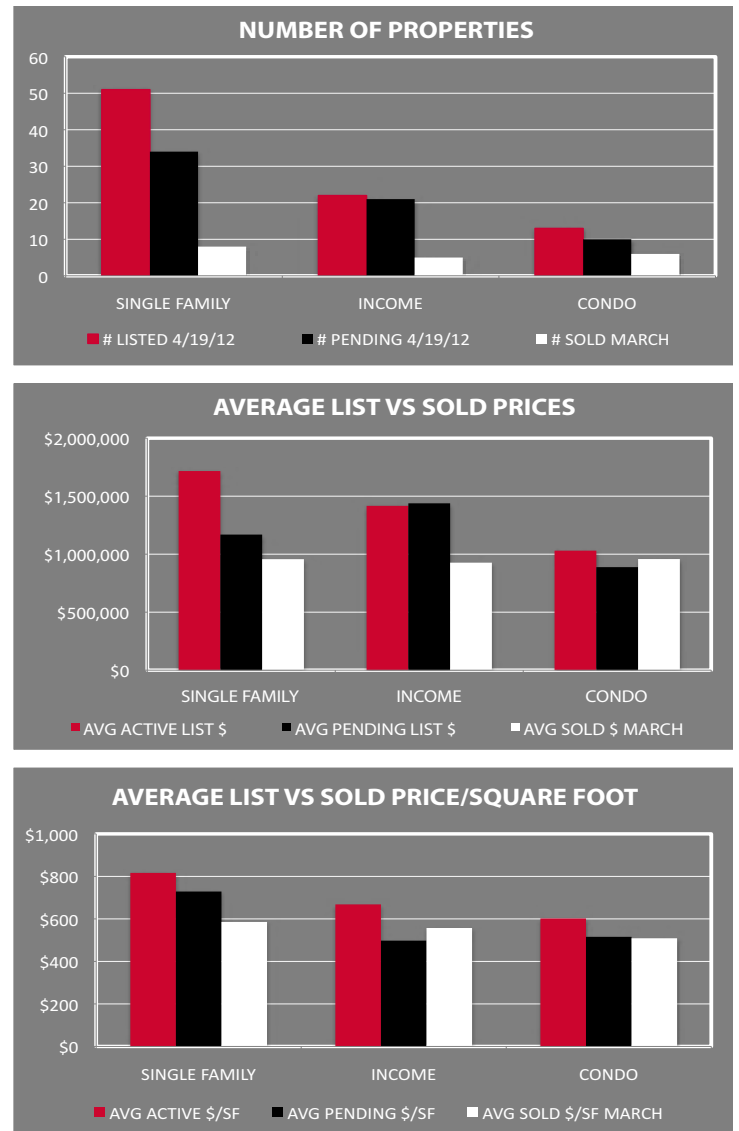
April Home Sales Stats As Compared to Last Month and a Year Ago



Past 3 Years Look at Single Family Stats by Quarter



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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