

The List of All Venice Sales in April

SINGLE FAMILY SALES . APRIL . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VALITA ST	3	3	1574	1956	5107	\$800,000
CRESTMORE PL	2	2	1390	1922	4203	\$825,000
PALMS BLVD	3	1	1231	1950	5748	\$875,000
PENMAR AVE	3	2.5	2007	1996	3506	\$921,000
COURTLAND ST	3	2	1660	1957	5763	\$1,115,000
BREEZE AVE	2	1	912	1912	2250	\$1,155,000
SUPERBA AVE	3	2	1187	1924	2975	\$1,200,000
INDIANA AVE	3	3	2670	1925	4800	\$1,250,000
SUPERBA AVE	2	1	992	1925	3598	\$1,250,000
MCKINLEY AVE	3	2	1208	1950	3603	\$1,275,000
27TH AVE	3	1	792	1921	2640	\$1,280,000
27TH AVE	3	1.5	1212	1912	2640	\$1,450,000
SUPERBA AVE	3	2.5	1878	1922	3147	\$1,575,000
7TH AVE	3	2	1835	1930	8358	\$1,585,000
HORIZON AVE	3	2.5	2214	1910	2700	\$1,600,000
GLENCOE AVE	5	3	2400	1927	5464	\$1,631,085
MILWOOD AVE	1	1	664	1924	5402	\$1,677,000
OZONE AVE	3	3.5	1932	2008	1565	\$1,750,000
MARCO PL	3	2.5	1759	1915	3330	\$2,000,000
ALBERTA AVE	5	3.5	3347	2006	2993	\$2,160,000
FREY AVE	3	3	3050	2007	3604	\$2,210,000
SHERMAN CANAL	3	4	3650	2012	2850	\$3,800,000
RIALTO AVE	4	2	2626	1019	7200	\$4,500,000
TOTAL SALES						\$37,884,085
AVERAGE SALE PRICE						\$1,647,134
AVERAGE \$ PER SQ FT						\$898

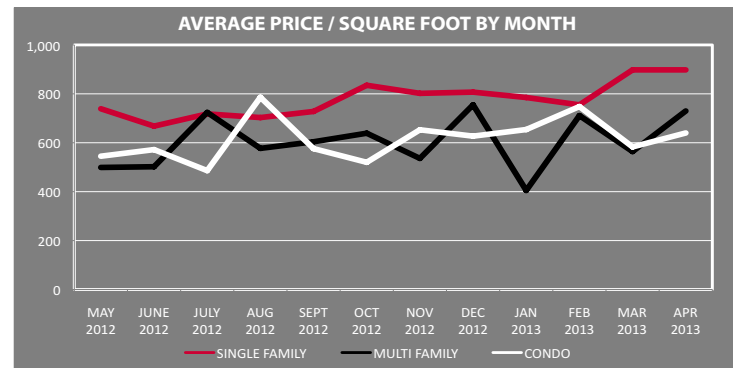
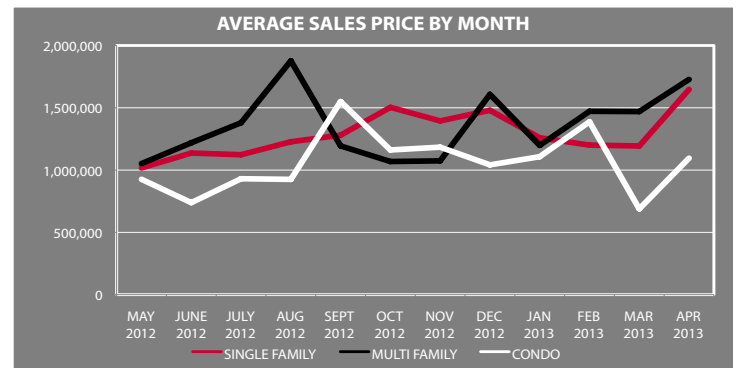
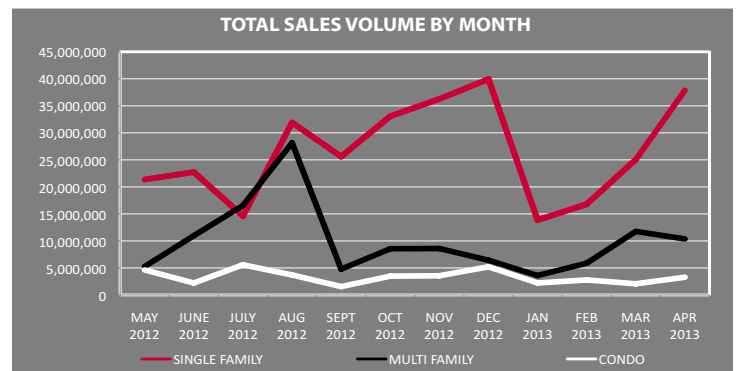
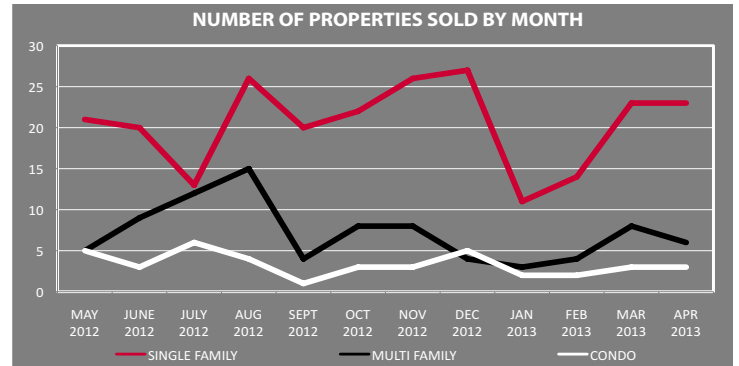
RESIDENTIAL INCOME SALES . APRIL . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PADUA PL	2	2	2	1236	1926	5000	\$1,127,000
27TH AVE	2	2	2	1152	1920	2657	\$1,280,000
BROOKS AVE	7	6	7	3466	1909	3982	\$1,470,000
BROADWAY ST	5	9	6	3010	1959	5180	\$1,750,000
OCEAN AVE	2	5	3	2424	2008	3600	\$1,890,000
PALMS	2	5	3.5	2904	1964	5299	\$2,850,000
TOTAL SALES							\$10,367,000
AVERAGE SALE PRICE							\$1,727,833
AVERAGE \$ PER SQ FT							\$730

CONDOMINIUM SALES . APRIL . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
FLOWER AVE	3	3	1848	1989		\$875,000
HAMPTON DR	1	1.5	1358	2004		\$1,040,000
MAIN ST	1	2	1930	2008		\$1,372,000
TOTAL SALES						\$3,287,000
AVERAGE SALE PRICE						\$1,095,667
AVERAGE \$ PER SQ FT						\$640

VACANT LAND SALES . APRIL . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
FLOWER AVE	3	3	1848	1989		\$875,000
HAMPTON DR	1	1.5	1358	2004		\$1,040,000

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

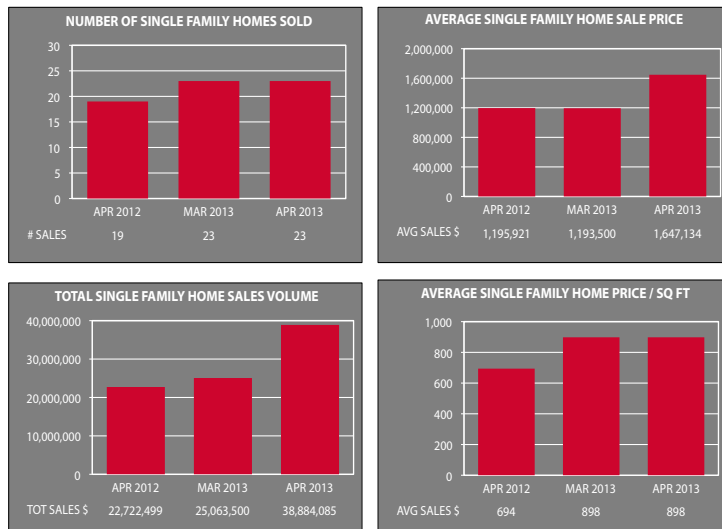
A Comparison of the Sales Statistics for All Property Types for the Past Year



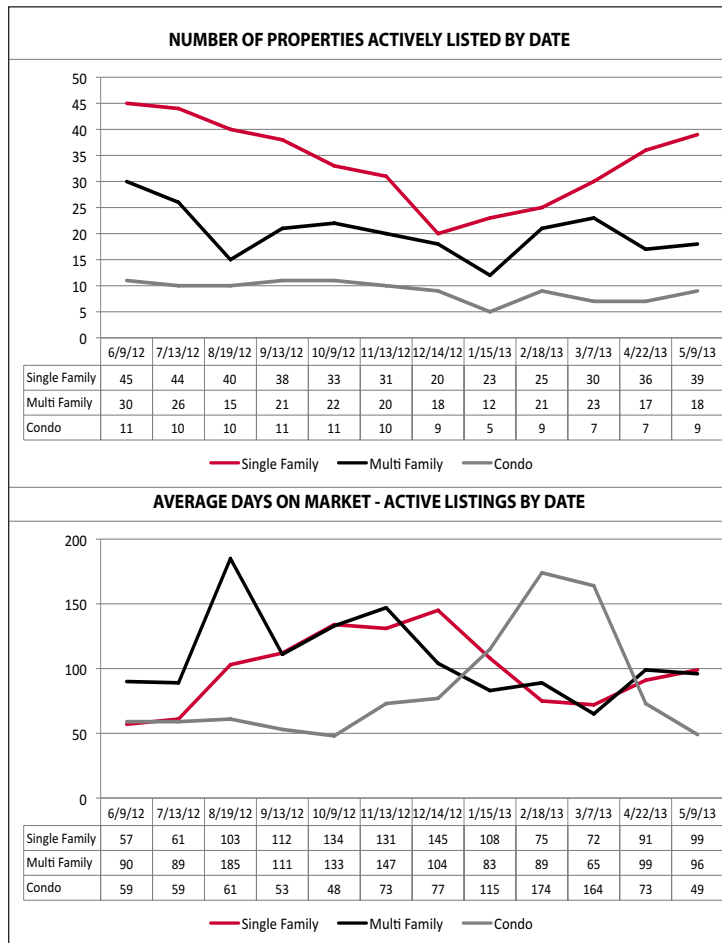
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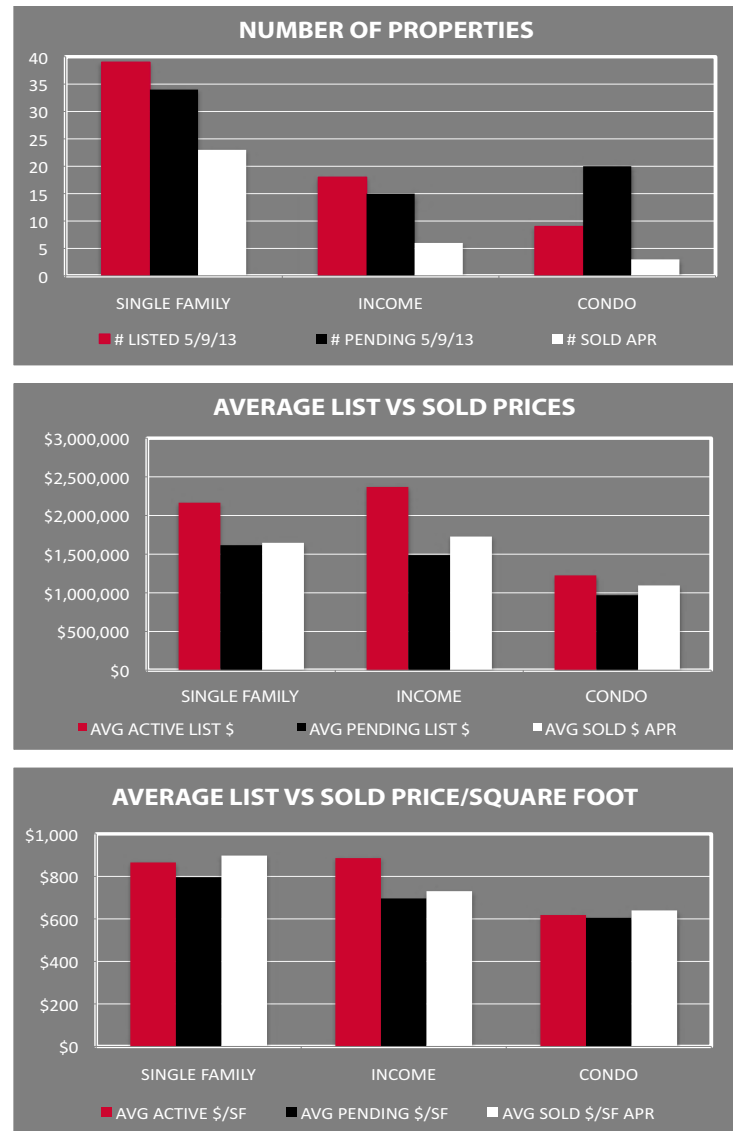
April Home Sales Stats As Compared to Last Month and a Year Ago



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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