

## The List of All Venice Sales in May

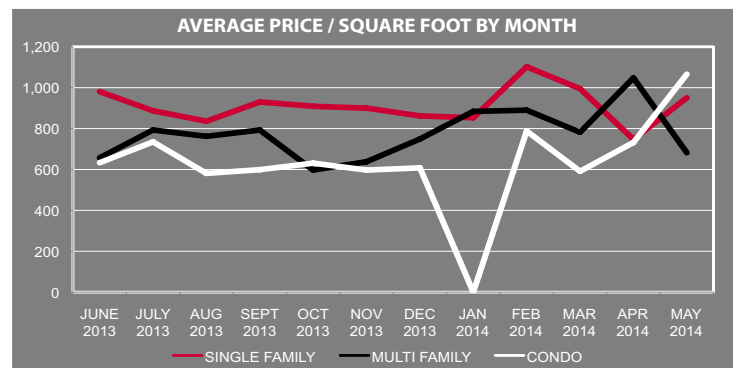
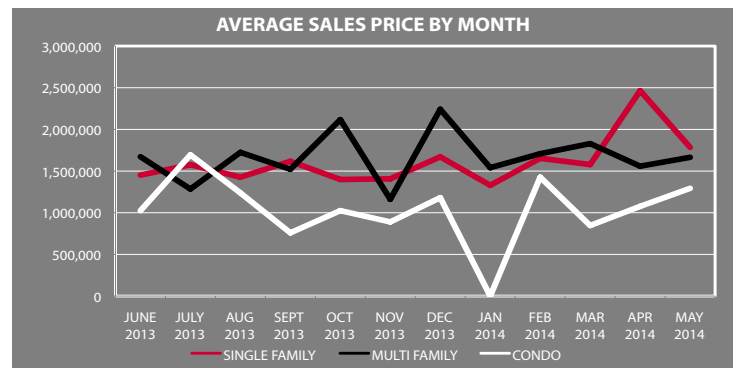
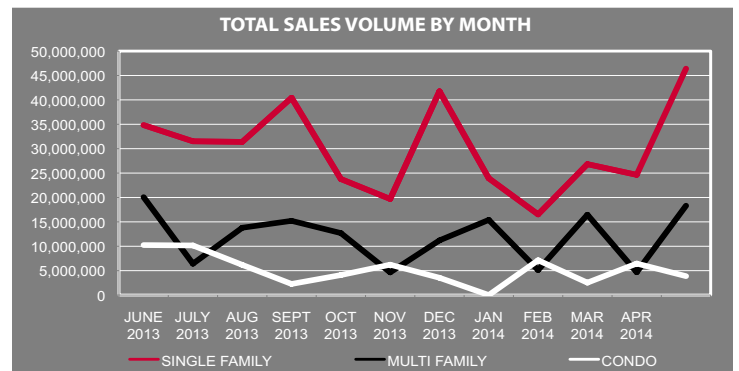
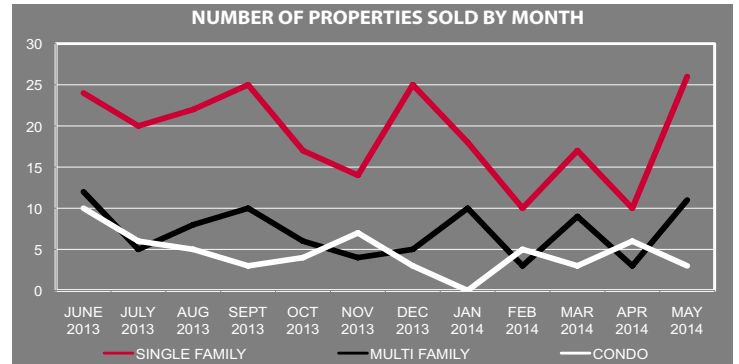
SINGLE FAMILY SALES . MAY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SUPERBA AVE	4	1	1508	1926	4800	\$900,000
GLENCOE AVE	2	1	712	1940	5196	\$910,000
WARREN AVE	2	1	929	1946	4402	\$938,000
GARFIELD AVE	2	1	946	1948	4206	\$1,100,000
COURTLAND ST	3	2	1463	1951	5101	\$1,231,000
INDIANA CT	3	2	1410	1951	6249	\$1,300,000
OXFORD AVE	3	1	1008	1954	4053	\$1,307,000
SUPERBA AVE	3	2	1469	1941	4905	\$1,350,000
HAMPTON DR	2	1	822	1953	3155	\$1,350,000
PALMS BLVD	2	1	756	1947	2685	\$1,375,000
LAKE ST	6	4	2894	1954	6955	\$1,385,000
GLENCOE AVE	3	2	1179	1950	5457	\$1,400,000
CLEMENT AVE	2	2	1074	1950	3602	\$1,405,000
SUNSET AVE	2	2	1882	2006	4802	\$1,600,000
MARKET ST	3	1	1058	1913	2848	\$1,625,000
RENNIE AVE	3	2	1416	1926	4134	\$1,650,000
6TH AVE	4	3	2639	1951	5670	\$1,650,000
PALMS BLVD	2	2	1310	1923	5299	\$1,800,000
STRONGS DR	3	4	2218	1977	2693	\$2,175,000
GLENCOE AVE	5	5	3142	2013	5257	\$2,300,000
BROOKS AVE	4	5	2700	1999	2238	\$2,300,000
DELL AVE	4	4	2480	1942	4500	\$2,355,000
CLARK AVE	4	4	2982	2014	3601	\$2,625,000
MILWOOD AVE	3	6	4059	2013	4251	\$2,850,000
GLENCOE AVE	3	3	2980	2002	5720	\$3,025,000
OCEAN FRONT WALK	3	4	3770	2003	2524	\$4,500,000
<b>TOTAL SALES</b>						<b>\$46,406,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,784,846</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$951</b>

RESIDENTIAL INCOME SALES . MAY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BREEZE AVE	3	3	3	1365	1906	2699	\$1,050,000
PALOMA AVE	3	4	3	2272	1954	2737	\$1,290,000
BROADWAY ST	2	3	2	1178	1936	4630	\$1,340,000
CANAL ST	4	6	6	3370	1971	2989	\$1,440,000
DUDLEY AVE	2	5	3	1938	1907	3750	\$1,450,000
PACIFIC AVE	6	4	6	3200	1962	3001	\$1,490,000
27TH AVE	3	3	4	2787	1967	2641	\$1,750,000
SANTA CLARA	2	3	2	1237	1915	5200	\$1,769,000
MARKET ST	2	4	2	2272	1921	2848	\$2,036,769
BREEZE AVE	3	7	3.5	3550	1910	3140	\$2,300,000
PALMS BLVD	2	4	4	3675	1938	10896	\$2,400,000
<b>TOTAL SALES</b>							<b>\$18,315,769</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,665,070</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$682</b>

CONDOMINIUM SALES . MAY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NAVY ST	1	1	1	619	1973	20358	\$593,000
RENNIE AVE	2	3	3	1263	1991	14012	\$1,211,000
ABBOT KINNEY BLVD	2	3	3	1757	2005	10102	\$2,075,000
<b>TOTAL SALES</b>							<b>\$3,879,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,293,000</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$1,066</b>

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

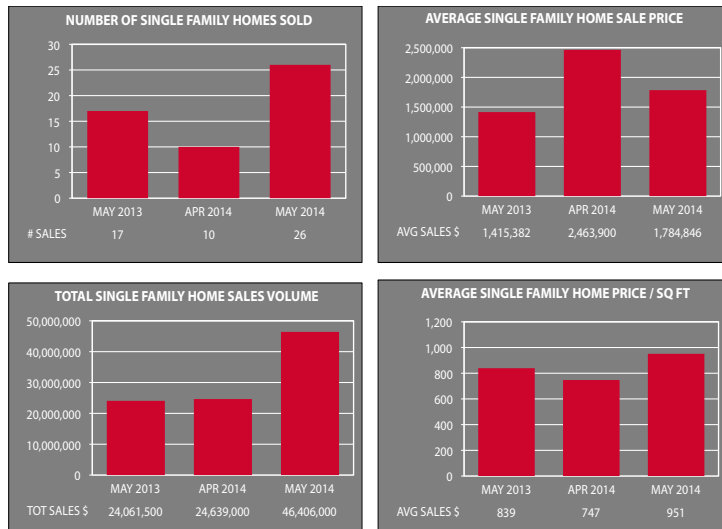
## A Comparison of the Sales Statistics for All Property Types for the Past Year



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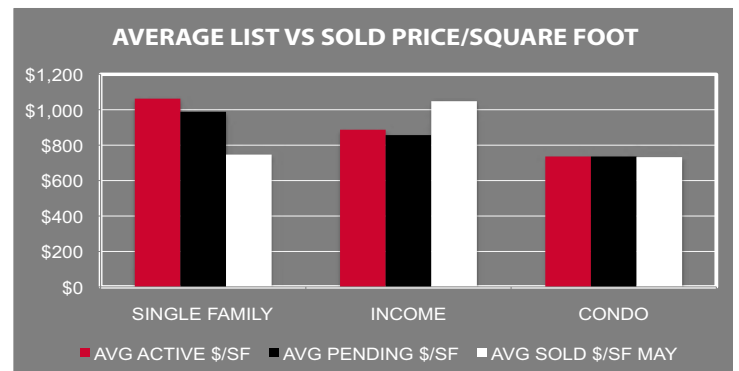
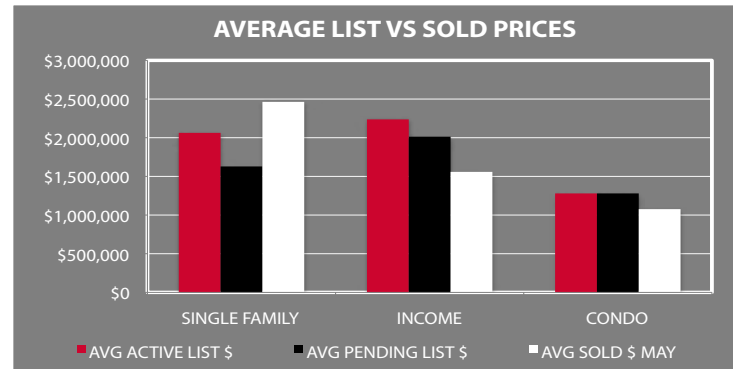
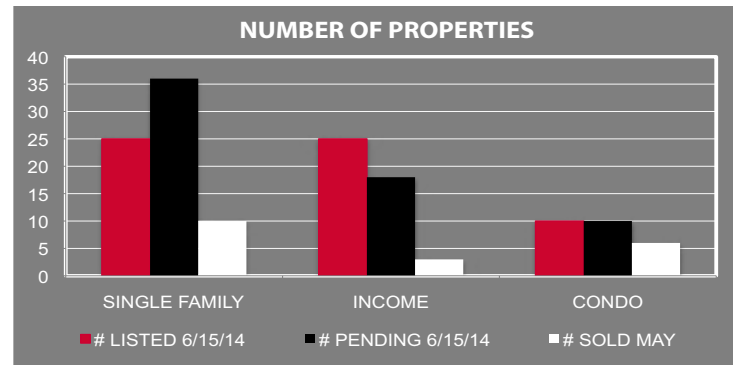
### May Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	May 2014	1,715,019	1,470,000	865
	Change	-9%	7%	12%
	Apr 2014	1,882,779	1,375,000	773
	May 2014	1,715,019	1,470,000	865
	Change	24%	27%	15%
SINGLE FAMILY	May 2014	1,784,846	1,502,500	951
	Change	-28%	46%	27%
	Apr 2014	2,463,900	1,031,667	747
	May 2014	1,784,846	1,502,500	951
	Change	26%	19%	13%
RES INCOME	May 2014	1,665,070	1,490,000	682
	Change	7%	-7%	-35%
	Apr 2014	1,558,333	1,600,000	1,048
	May 2014	1,665,070	1,490,000	682
	Change	0%	6%	-4%
CONDOMINIUM	May 2014	1,293,000	1,211,000	1,066
	Change	20%	55%	46%
	Apr 2014	1,076,467	783,767	732
	May 2014	1,293,000	1,211,000	1,066
	Change	7%	4%	59%
May 2013	1,210,571	1,159,000	672	

### 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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