

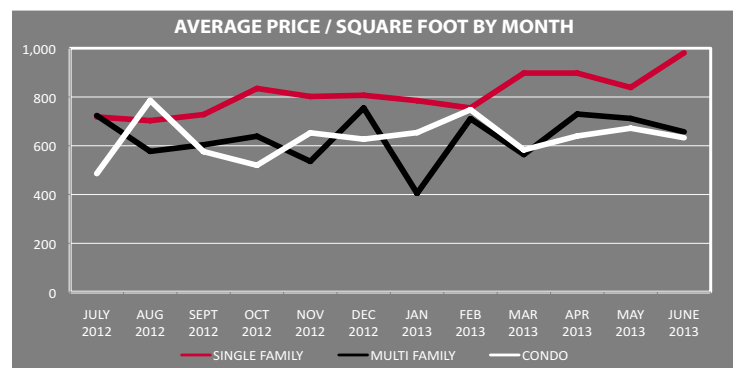
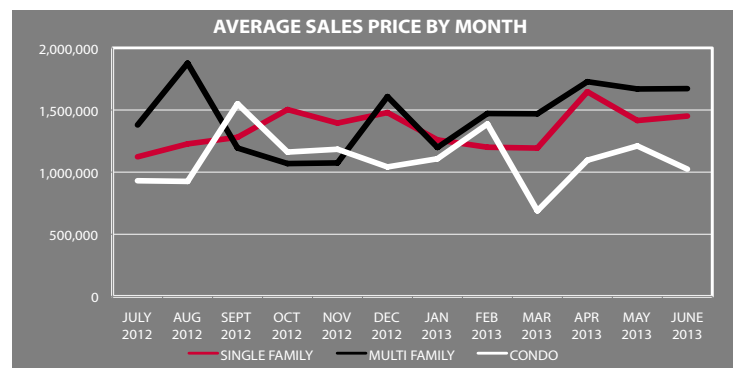
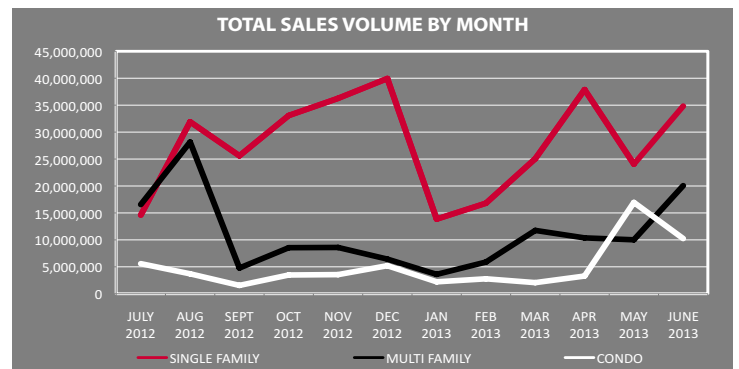
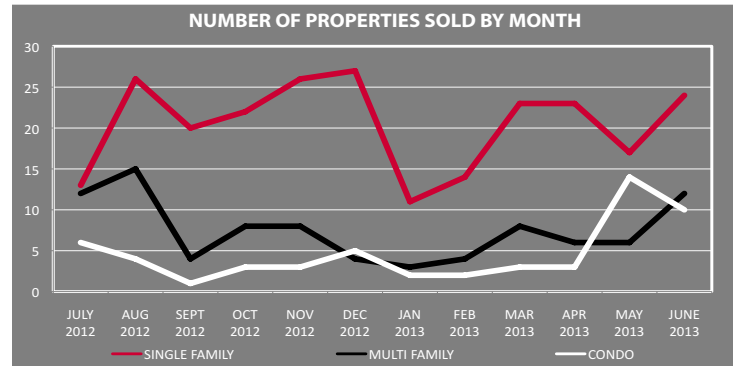
The List of All Venice Sales in June

SINGLE FAMILY SALES . JUNE . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BROOKS AVE	2	1	837	1947	2178	\$449,000
NOWITA PL	2	1	908	1947	4782	\$625,000
GLYNDON AVE	2	1	1050	1949	5899	\$800,000
ELM ST	2	1	780	1949	4401	\$840,000
COMMONWEALTH AVE	2	1.5	944	1946	4181	\$900,000
BROOKS AVE	2	1	1008	1905	5279	\$1,050,000
VENEZIA AVE	2	2	1100	1923	3999	\$1,136,000
LAKE ST	3	2	1423	1951	5366	\$1,185,000
S VENICE BLVD	2	1.75	828	1930	3389	\$1,190,000
VENEZIA AVE	2	2	1102	1921	3675	\$1,205,000
30TH AVE	2	1	1347	1932	2650	\$1,237,500
VERNON AVE	3	2	1389	1951	5008	\$1,250,000
AMOROSO PL	2	2	1026	1921	3599	\$1,300,000
INDIANA AVE	3	1.75	1612	1952	4802	\$1,310,000
APPLETON WAY	3	1	1612	1947	10892	\$1,475,000
INDIANA AVE	2	1	834	1906	6000	\$1,600,000
SANTA CLARA AVE	3	2.5	1417	1914	5192	\$1,625,000
AMOROSO PL	3	2	1796	1921	3151	\$1,650,000
GRANDVIEW AVE	4	4	2495	1947	6700	\$1,921,000
SHERMAN CANAL	3	3	1725	1924	2850	\$1,950,000
GLENCOE AVE	3	3.5	2509	1926	5459	\$2,065,000
CALIFORNIA AVE	4	2.5	2149	2001	5397	\$2,417,700
LINNIE CANAL	4	4	2628	1985	2849	\$2,700,000
LINNIE CANAL	3	4	2982	2003	2847	\$2,948,767
TOTAL SALES						\$34,829,967
AVERAGE SALE PRICE						\$1,451,249
AVERAGE \$ PER SQ FT						\$981

RESIDENTIAL INCOME SALES . JUNE . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLYNDON AVE	2	2	2	880	1923	4003	\$730,000
SANTA CLARA AVE	2	4	2	856	1923	5173	\$1,000,000
VENICE BLVD	4	4	4	3116	1952	4489	\$1,036,000
WESTMINSTER AVE	2	5	4	2320	1966	2671	\$1,280,000
6TH AVE	3	2	3	1712	1949	4133	\$1,450,000
MILWOOD AVE	2	3	2	1453	1950	5401	\$1,620,000
VIENNA WAY	2	6	8	4512	1984	11392	\$1,675,000
SUNSET AVE	4	5	4	1536	1992	5793	\$1,700,000
LINDEN AVE	2	4	3	2574	1950	5403	\$1,800,000
19TH AVE	3	6	5	2724	1971	2639	\$2,100,000
26TH AVE	2	4	7	4010	2007	2641	\$2,275,000
28TH PL	4	10	9	4842	1925	5279	\$3,400,000
TOTAL SALES							\$20,066,000
AVERAGE SALE PRICE							\$1,672,167
AVERAGE \$ PER SQ FT							\$657

CONDOMINIUM SALES . JUNE . 2013					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
MAIN ST	2	2	1188	1989	\$758,000
4TH AVE	1	3	1760	1992	\$760,000
MAIN ST	2	2	1245	1989	\$775,000
MAIN ST	2	2	1188	1989	\$783,000
HAMPTON DR	1	2	1451	2004	\$925,000
4TH AVE	1	2	1639	1992	\$940,000
SUNSET AVE	2	2.5	1835	2012	\$1,120,000
5TH AVE	2	2.5	1930	1999	\$1,207,000
S VENICE BLVD	2	2.5	1350	2005	\$1,275,000
ABBOT KINNEY BLVD	1	3	2592	1923	\$1,700,000
TOTAL SALES					\$10,243,000
AVERAGE SALE PRICE					\$1,024,300
AVERAGE \$ PER SQ FT					\$633

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



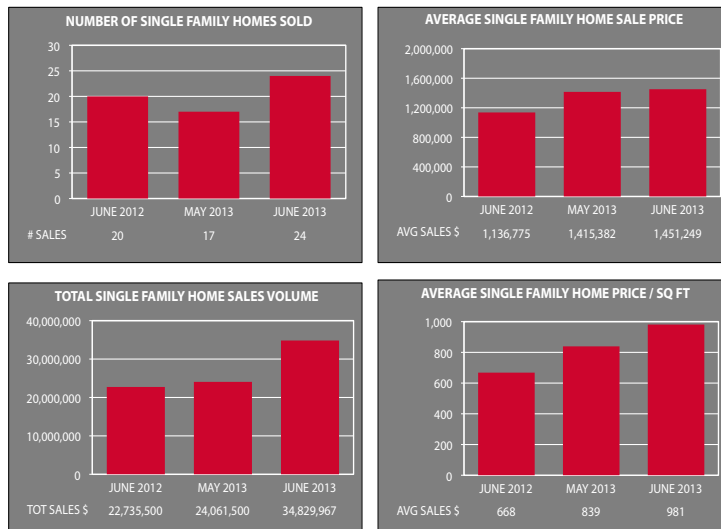
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



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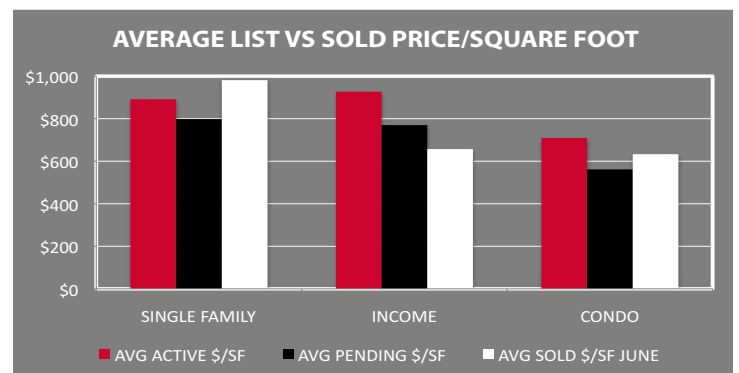
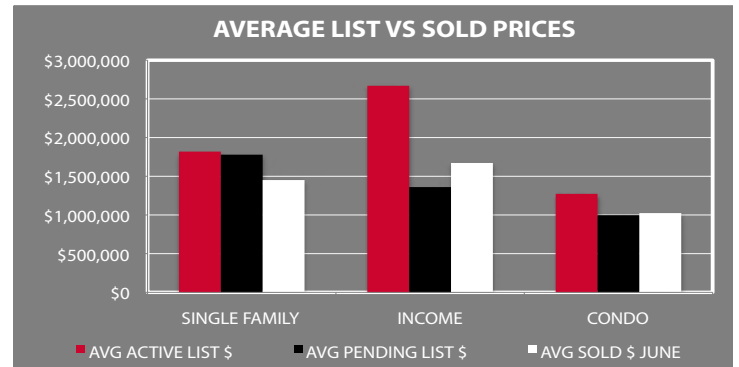
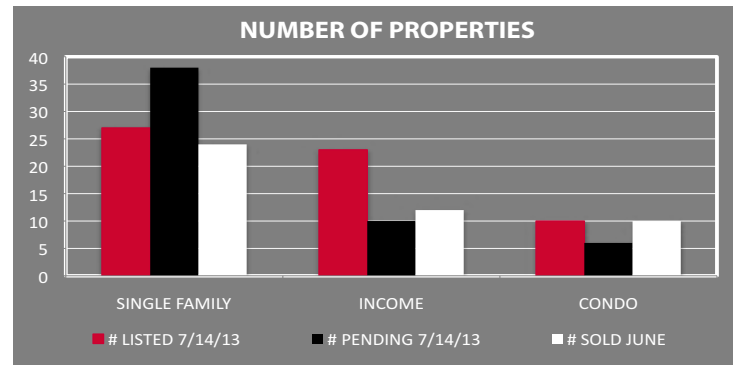
June Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	June 2013	1,416,065	1,262,500	792
	Change	3%	8%	6%
	May 2013	1,379,068	1,170,000	751
	June 2013	1,416,065	1,275,000	792
	Change	26%	33%	32%
June 2012	1,122,625	957,500	601	
SINGLE FAMILY	June 2013	1,451,249	1,275,000	981
	Change	3%	1%	17%
	May 2013	1,415,382	1,265,000	839
	June 2013	1,451,249	1,275,000	981
	Change	28%	34%	47%
June 2012	1,136,775	955,000	668	
RES INCOME	June 2013	1,672,167	1,647,500	657
	Change	0%	17%	-8%
	May 2013	1,669,333	1,408,000	712
	June 2013	1,672,167	1,647,500	657
	Change	37%	51%	31%
June 2012	1,219,167	1,092,500	502	
CONDOMINIUM	June 2013	1,024,300	932,500	633
	Change	-15%	-20%	-6%
	May 2013	1,210,571	1,159,000	672
	June 2013	1,024,300	932,500	633
	Change	39%	15%	11%
June 2012	738,667	812,500	572	

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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