

## The List of All Venice Sales in June 2015

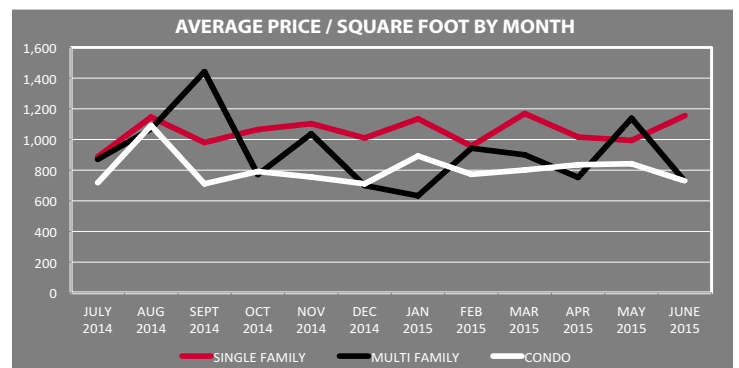
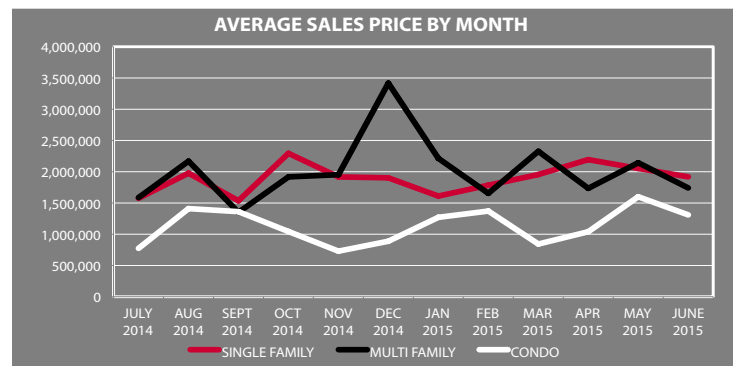
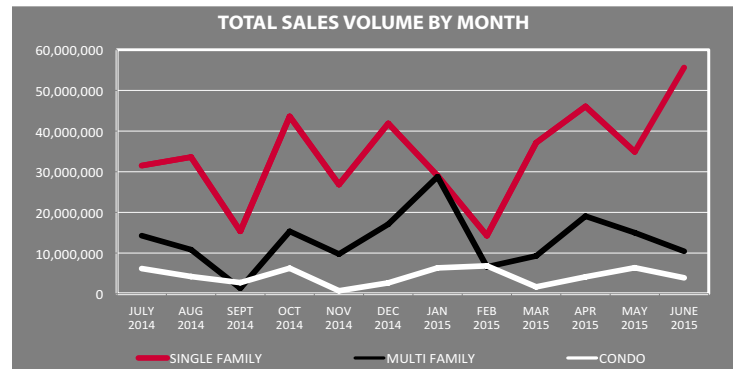
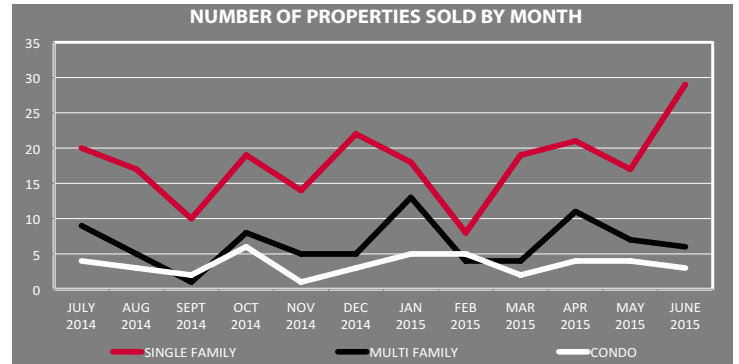
SINGLE FAMILY SALES . JUNE . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE WAY	2	1	880	1953	1963	\$1,100,000
MARCO PL	2	1	932	1923	4000	\$1,135,000
PARK PL	1	1	768	1905	2100	\$1,135,000
ABBOT KINNEY BLVD	3	2	1074	1954	3797	\$1,280,000
BOCCACCIO AVE	4	2	1453	1960	4500	\$1,300,000
SUPERBA AVE	2	1	672	1923	3373	\$1,325,000
FLOWER AVE	3	2	1514	1962	4077	\$1,325,000
SUNSET AVE	4	3	2317	1961	5836	\$1,360,000
MARCO PL	3	2	1290	1929	4271	\$1,400,000
VICTORIA AVE	2	2	1070	1923	4006	\$1,475,000
MARCO PL	3	1	1264	1922	3060	\$1,530,000
SUPERBA AVE	3	2	1435	1941	4805	\$1,595,000
VICTORIA AVE	2	2	1622	1928	3913	\$1,700,000
PACIFIC AVE	2	3	1820	1993	1950	\$1,775,000
RENNIE AVE	3	2	1616	1926	4134	\$1,809,670
WARREN AVE	4	3	2519	2014	4401	\$1,810,000
WINDWARD AVE	4	3	2169	1921	2850	\$1,900,000
SUPERBA AVE	4	5	2383	2004	2974	\$2,050,000
VERNON AVE	2	1	837	1940	5884	\$2,100,000
VICTORIA AVE	4	4	2528	1962	4003	\$2,225,000
HORIZON AVE	4	3	2250	1915	2698	\$2,300,000
PALMS BLVD	4	4	N/A	1921	5373	\$2,300,000
MILWOOD AVE	2	1	1152	1914	5404	\$2,307,000
HOWLAND CANAL	3	3	1648	1979	2851	\$2,650,000
MARKET ST	3	3	2364	1909	2850	\$2,657,000
BERNARD AVE	3	3	2630	2007	4231	\$2,695,000
MCKINLEY AVE	3	5	3219	1948	3648	\$2,785,000
VENEZIA AVE	3	4	3621	2014	4000	\$2,950,000
AMOROSO PL	2	1	1072	1922	3600	\$3,650,000
<b>TOTAL SALES</b>						<b>\$55,623,670</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,918,058</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,156</b>

RESIDENTIAL INCOME SALES . JUNE . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
OAKWOOD AVE	2	3	2	2032	1942	\$1,000,000
PALOMA AVE	2	4	2	1488	1959	\$1,092,000
BROOKS AVE	3	5	3	2299	1928	\$1,700,000
18TH AVE	3	5	5	2328	1969	\$2,075,000
PISANI PL	2	4	3	1805	1937	\$2,200,000
HORIZON AVE	4	10	7	4416	1906	\$2,375,000
<b>TOTAL SALES</b>						<b>\$10,442,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,740,333</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$727</b>

CONDOMINIUM SALES . JUNE . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
MAIN ST	1	3	1470	2008		\$1,200,000
BROADWAY ST	2	3	1562	1991		\$1,287,500
MILDRED AVE	3	3	2360	2000		\$1,441,000
<b>TOTAL SALES</b>						<b>\$3,928,500</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,309,500</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$729</b>

COMMERCIAL . JUNE . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
ABBOT KINNEY BLVD	9	10796	1925	9540		\$44,750,000

## 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.



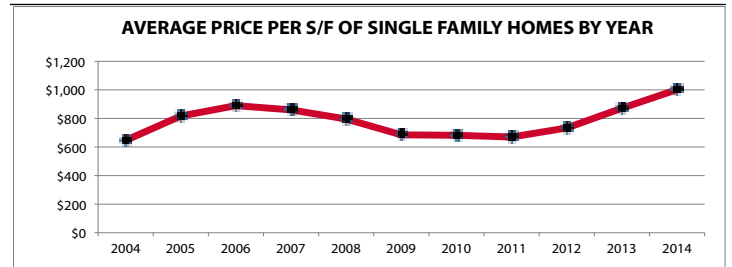
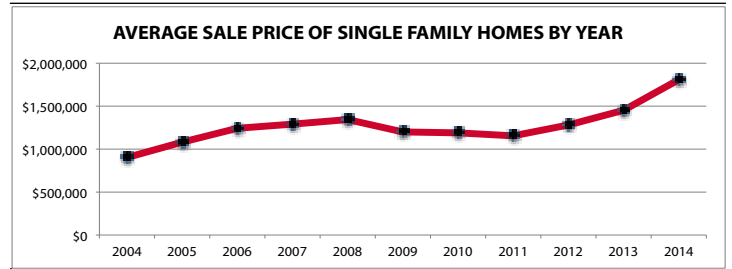
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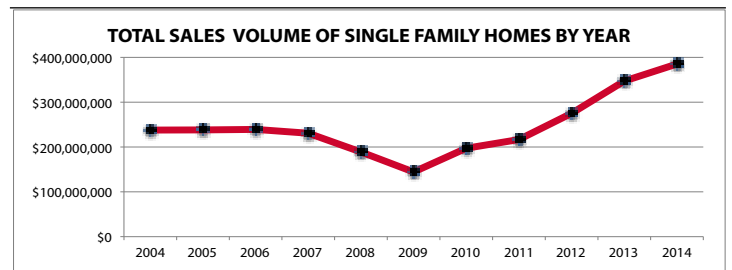
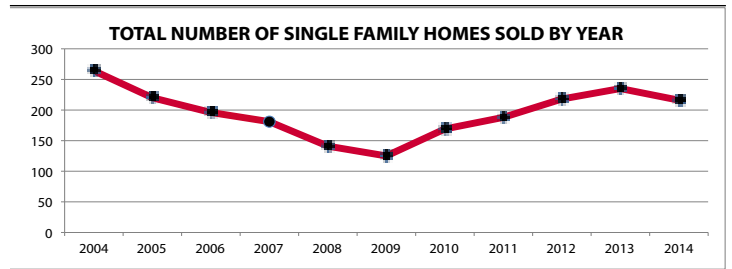
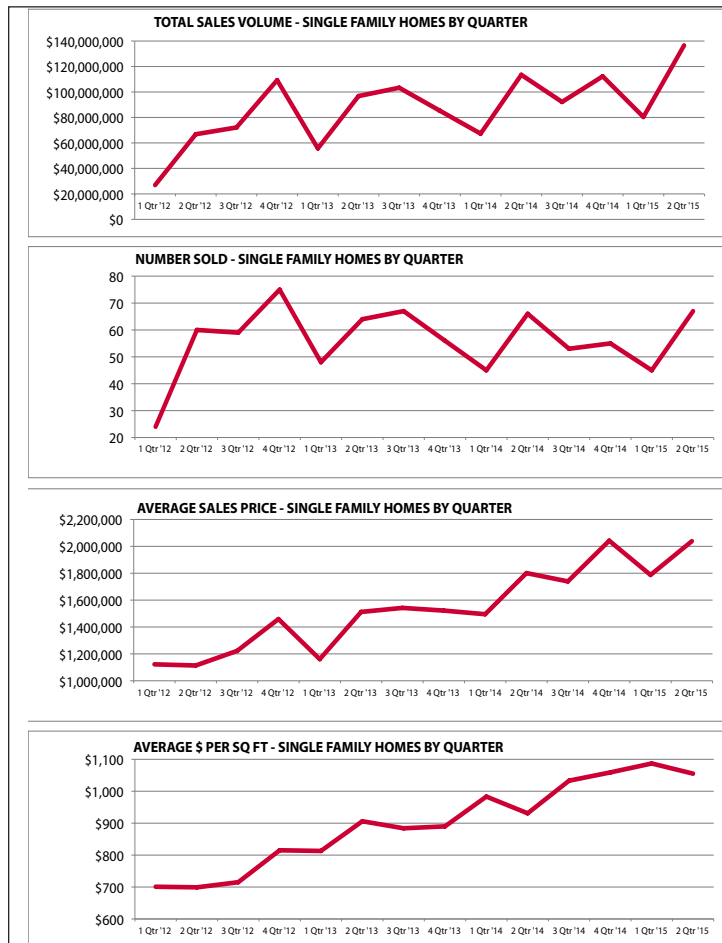
## June Home Sales Stats As Compared to Last Month and a Year Ago



## 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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