

The List of All Venice Sales in July

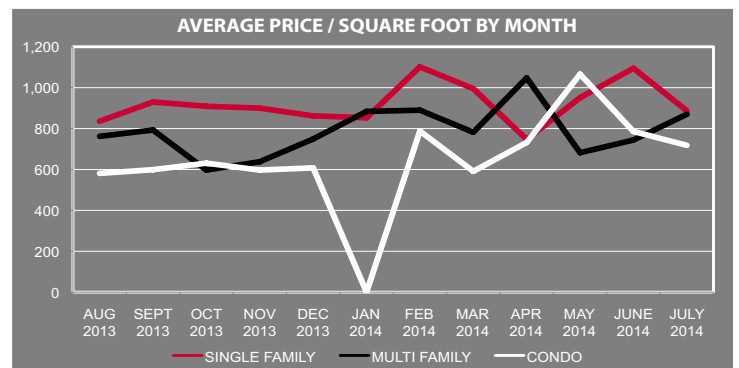
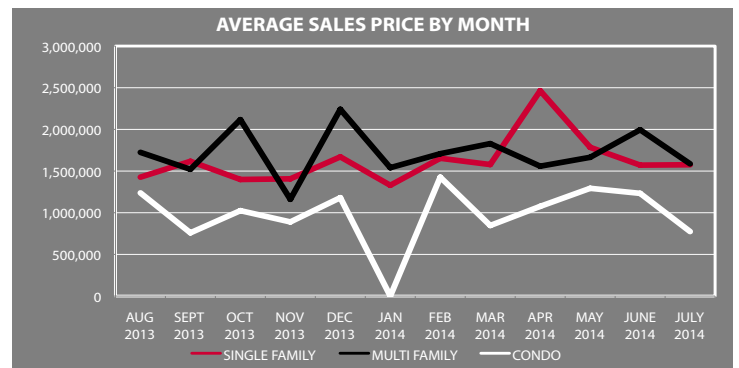
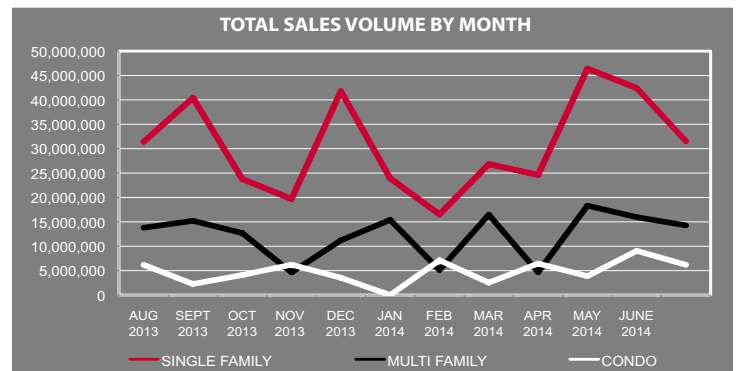
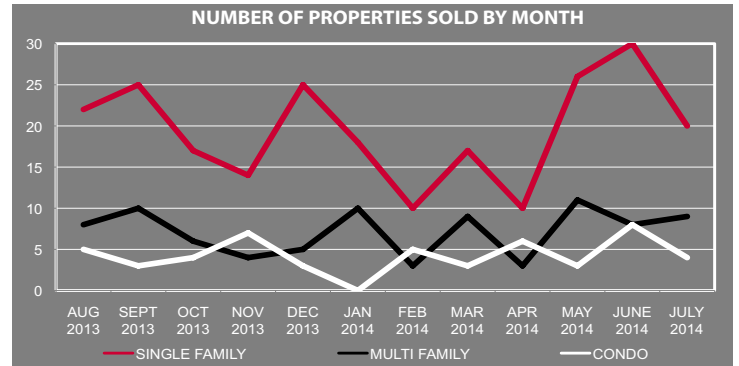
SINGLE FAMILY SALES . JULY . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIVIERA AVE	4	2	1352	1911	1050	\$945,000
ELECTRIC AVE	2	1	1000	1908	2174	\$950,000
COMMONWEALTH AVE	2	1	964	1926	4401	\$1,000,000
MARCO PL	3	1	1124	1955	4000	\$1,075,000
NOWITA PL	3	2	1226	1949	4777	\$1,205,000
GLENCOE AVE	3	2	1305	1953	5857	\$1,297,000
CLOY AVE	2	2	1130	1950	3602	\$1,300,000
LINDEN AVE	1	1	986	1951	3384	\$1,377,000
MARCO PL	2	3	1028	1923	3150	\$1,430,000
DIMMICK AVE	3	2	1650	1940	4139	\$1,487,500
MILWOOD AVE	2	1	894	1926	4265	\$1,560,000
RENNIE AVE	2	2	1211	1939	4135	\$1,565,000
NAPLES AVE	3	2	1353	1924	6219	\$1,585,000
LOUELLA AVE	3	3	1727	1949	5901	\$1,600,000
CARROLL CANAL	4	4	3151	2003	2851	\$1,650,000
INDIANA AVE	3	2	1245	1954	4802	\$1,700,000
WESTMINSTER AVE	4	2	1300	1973	5202	\$1,740,000
MARCO PL	2	2	1384	1927	3330	\$1,800,000
CALIFORNIA AVE	4	3	1890	1914	4585	\$1,900,000
SAN JUAN AVE	2	1	951	1952	5200	\$1,990,000
NOWITA PL	4	5	2950	1926	4783	\$2,010,000
ROSE AVE	4	3	2700	2013	6250	\$2,050,000
LOUELLA AVE	4	5	3251	2013	5774	\$2,267,500
CRESTMORE PL	3	5	3755	2014	4203	\$2,275,000
SAN JUAN AVE	2	2	2137	2003	5218	\$2,700,000
WOODLAWN AVE	3	4	2800	2014	4188	\$2,755,000
TOTAL SALES						\$43,214,000
AVERAGE SALE PRICE						\$1,662,077
AVERAGE \$ PER SQ FT						\$972

RESIDENTIAL INCOME SALES . JULY . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLENCOE AVE	2	4	2	2156	1907	4310	\$1,140,000
LOUELLA AVE	2	3	3	1900	1923	5847	\$1,215,000
INDIANA AVE	2	2	2	1050	1951	4803	\$1,249,000
CABRILLO AVE	2	2	2	1044	1921	2550	\$1,300,000
FLOWER AVE	3	4	3	1920	1952	5793	\$1,525,000
BOCCACCIO AVE	2	4	2	1474	1923	4999	\$1,550,000
5TH AVE	3	6	3	1500	1953	5200	\$1,900,000
6TH AVE	2	3	2	1429	1953	6406	\$2,000,000
NAVY ST	2	6	4	3932	1988	2937	\$2,400,000
TOTAL SALES							\$14,279,000
AVERAGE SALE PRICE							\$1,586,556
AVERAGE \$ PER SQ FT							\$870

CONDOMINIUM SALES . JULY . 2014					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
HARBOR ST	2	3	2316	1986	\$1,345,000
HAMPTON DR	1	2	1808	2004	\$1,425,000
MILDRED AVE	4	3	1980	1981	\$1,522,000
BROOKS AVE	2	3	2522	2012	\$1,900,000
TOTAL SALES					\$6,192,000
AVERAGE SALE PRICE					\$774,000
AVERAGE \$ PER SQ FT					\$718

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

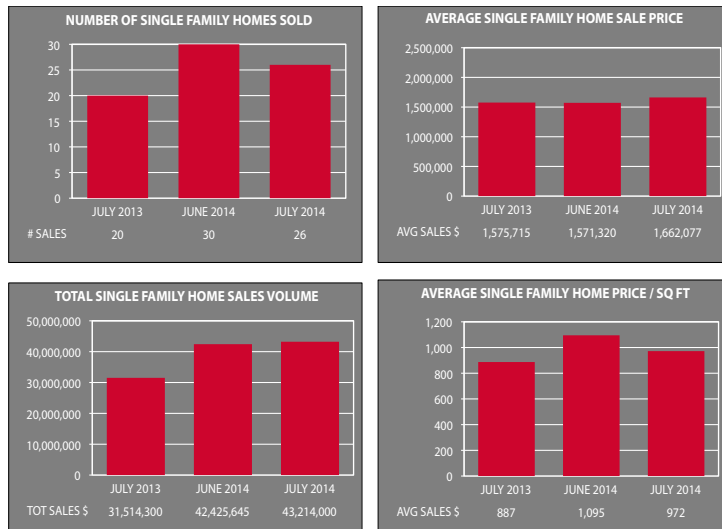
A Comparison of the Sales Statistics for All Property Types for the Past Year



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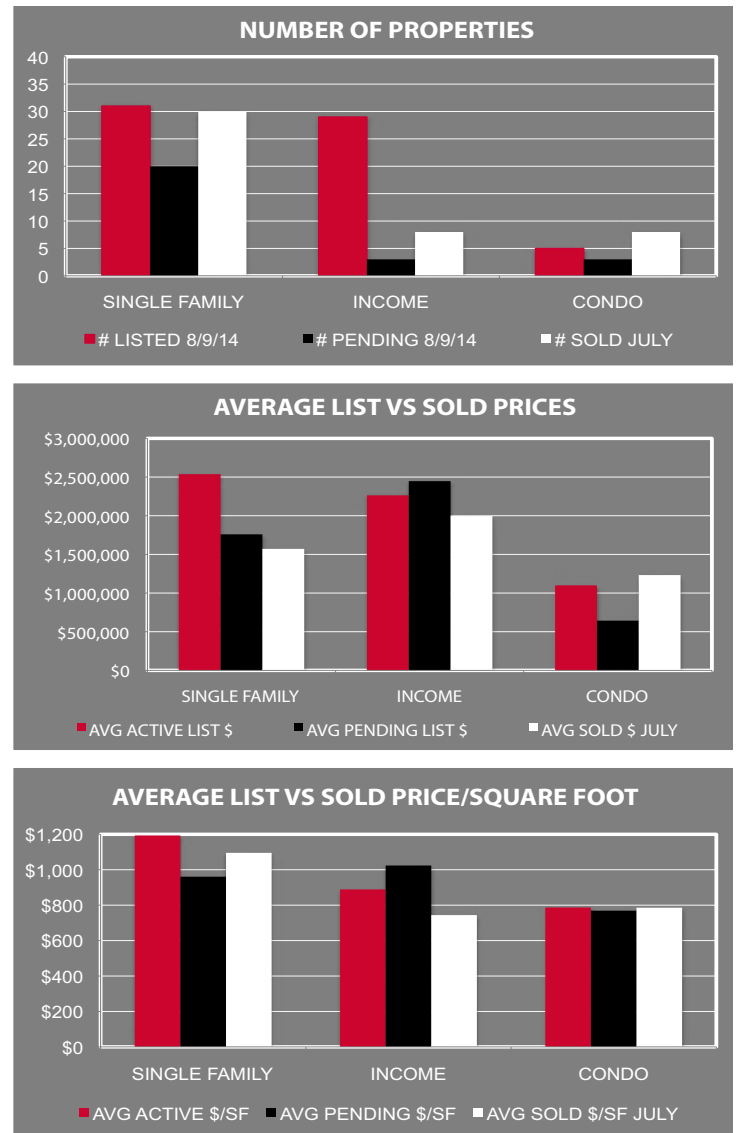
July Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Jul-14	1,632,949	1,560,000	916
	Change	3%	8%	-2%
	Jun-14	1,587,213	1,445,000	938
	Jul-14	1,632,949	1,560,000	916
	Change	5%	11%	9%
	Jul-13	1,551,719	1,400,000	837
SINGLE FAMILY	Jul-14	1,662,077	1,592,500	972
	Change	6%	7%	-11%
	Jun-14	1,571,320	1,485,000	1,095
	Jul-14	1,662,077	1,592,500	972
	Change	5%	14%	10%
	Jul-13	1,575,715	1,400,000	887
RES INCOME	Jul-14	1,586,556	1,525,000	870
	Change	-20%	-22%	17%
	Jun-14	1,995,625	1,950,000	744
	Jul-14	1,586,556	1,525,000	870
	Change	24%	31%	10%
	Jul-13	1,284,200	1,166,000	793
CONDOMINIUM	Jul-14	774,000	1,473,500	718
	Change	-37%	27%	-9%
	Jun-14	1,232,439	1,164,250	786
	Jul-14	774,000	1,473,500	718
	Change	-54%	52%	-2%
	Jul-13	1,694,667	971,750	735

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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