

The List of All Venice Sales in July 2015

SINGLE FAMILY SALES . JULY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
AMOROSO PL	3	2	1502	1960	5869	\$1,200,000
WALNUT AVE	3	2	1555	1951	5848	\$1,310,000
LOUELLA AVE	2	1	850	1949	5954	\$1,400,000
PALMS BLVD	3	2	1586	1940	5750	\$1,445,950
CLEMENT AVE	2	2	1306	1950	3600	\$1,508,000
FLOWER AVE	3	3	1715	1962	3146	\$1,525,000
SUNSET AVE	2	1	768	1947	5124	\$1,558,000
INDIANA AVE	3	1	1020	1945	5280	\$1,575,000
PROSPECT AVE	2	2	1152	1923	8533	\$1,639,000
23RD AVE	2	2	1307	1908	2641	\$1,850,000
CLUNE AVE	3	3	2030	1988	5155	\$1,890,300
OXFORD AVE	3	3	3005	2001	4762	\$1,905,000
SANTA CLARA AVE	3	2	1350	1914	5186	\$1,950,000
PENMAR AVE	6	5	2092	1928	11409	\$2,205,500
NOWITA PL	3	2	1378	1921	3145	\$2,299,000
GRAND BLVD	4	5	3188	2015	2251	\$2,680,000
AMOROSO PL	4	3	2525	1921	3330	\$2,703,000
WOODLAWN AVE	3	4	2800	2014	4188	\$2,850,000
INDIANA AVE	4	4	3466	2015	5281	\$2,982,000
TOTAL SALES						\$36,475,750
AVERAGE SALE PRICE						\$1,919,776
AVERAGE \$ PER SQ FT						\$1,054

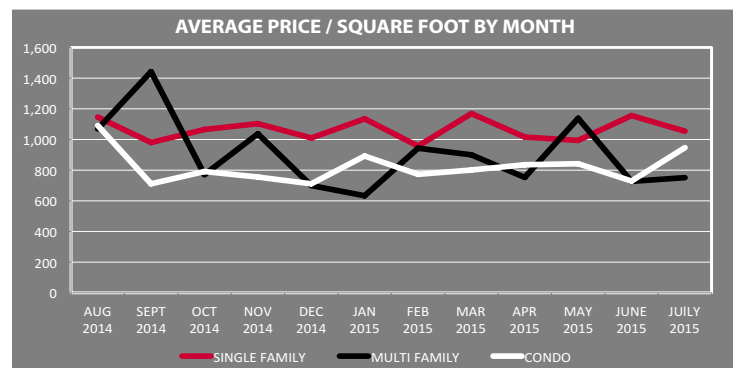
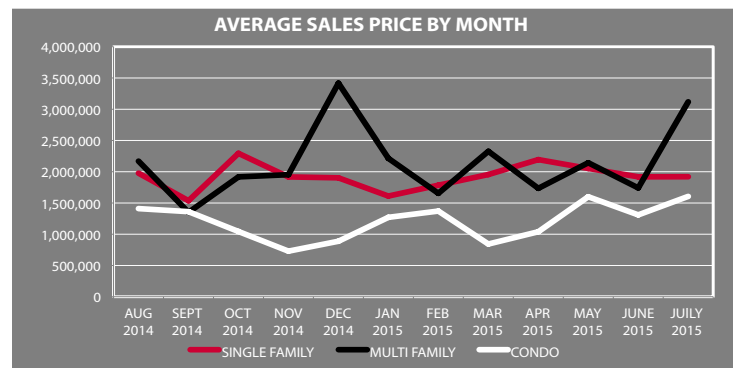
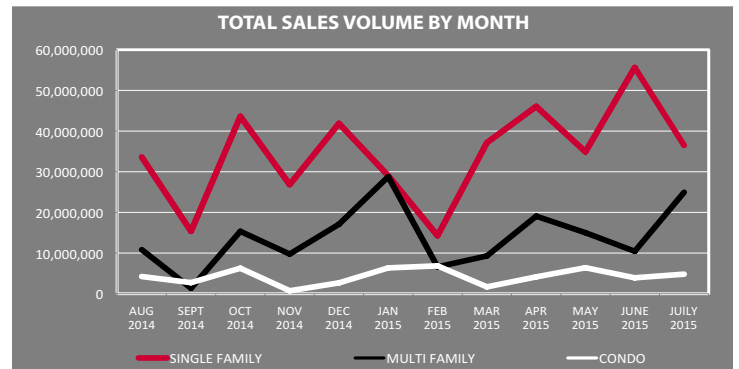
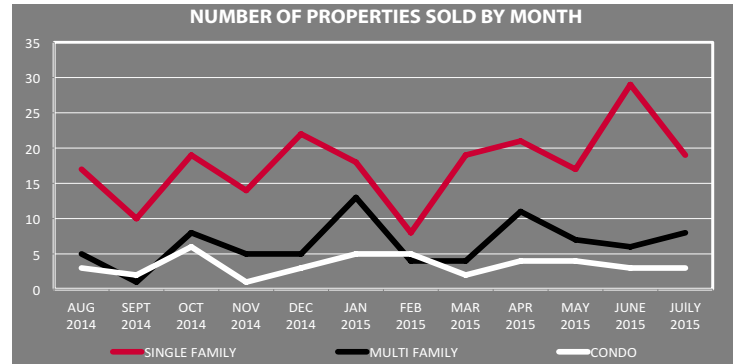
RESIDENTIAL INCOME SALES . JULY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
SUNSET AVE	2	2	1292	1907	4800	\$1,315,000
VERNON AVE	2	3	1552	1953	4802	\$1,595,000
BROOKS AVE	2	3	2173	1971	2243	\$1,740,000
COEUR D ALENE AVE	3	7	2709	1952	11959	\$2,100,000
PALMS BLVD	7	7	3864	1937	11107	\$2,400,000
DUDLEY AVE	6	7	2428	1910	6184	\$2,800,000
PALOMA AVE	8	8	5359	1925	3522	\$4,000,000
NAVY ST	25	0	13849	1924	5871	\$9,000,000
TOTAL SALES						\$24,950,000
AVERAGE SALE PRICE						\$3,118,750
AVERAGE \$ PER SQ FT						\$751

CONDOMINIUM SALES . JULY . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
5TH AVE	3	2	1265	2002		\$1,250,000
MILDRED AVE	4	3	1980	1981		\$1,550,000
BROOKS AVE	1	3	1844	2002		\$2,017,000
TOTAL SALES						\$4,817,000
AVERAGE SALE PRICE						\$1,605,667
AVERAGE \$ PER SQ FT						\$947

COMMERCIAL SALES . JULY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
LINCOLN BLVD		2441	1945	2769		\$1,600,000
PACIFIC AVE		9181		9459		\$5,140,000
OCEAN FRONT WALK		22352		12843		\$18,238,500

VACANT LAND SALES . JULY . 2015						
STREET	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
THORTON PL				2855		\$1,350,000
PACIFIC AVE				4752		\$1,925,000

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.



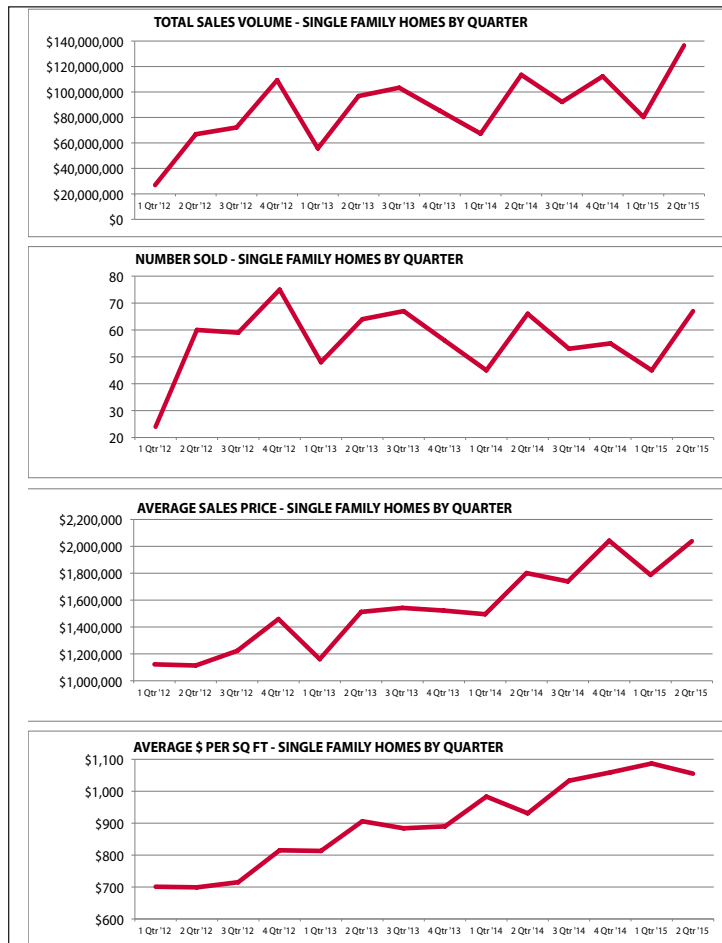
... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322
 310.823.3129 | 310.773.6945 | www.venicebeachliving.com

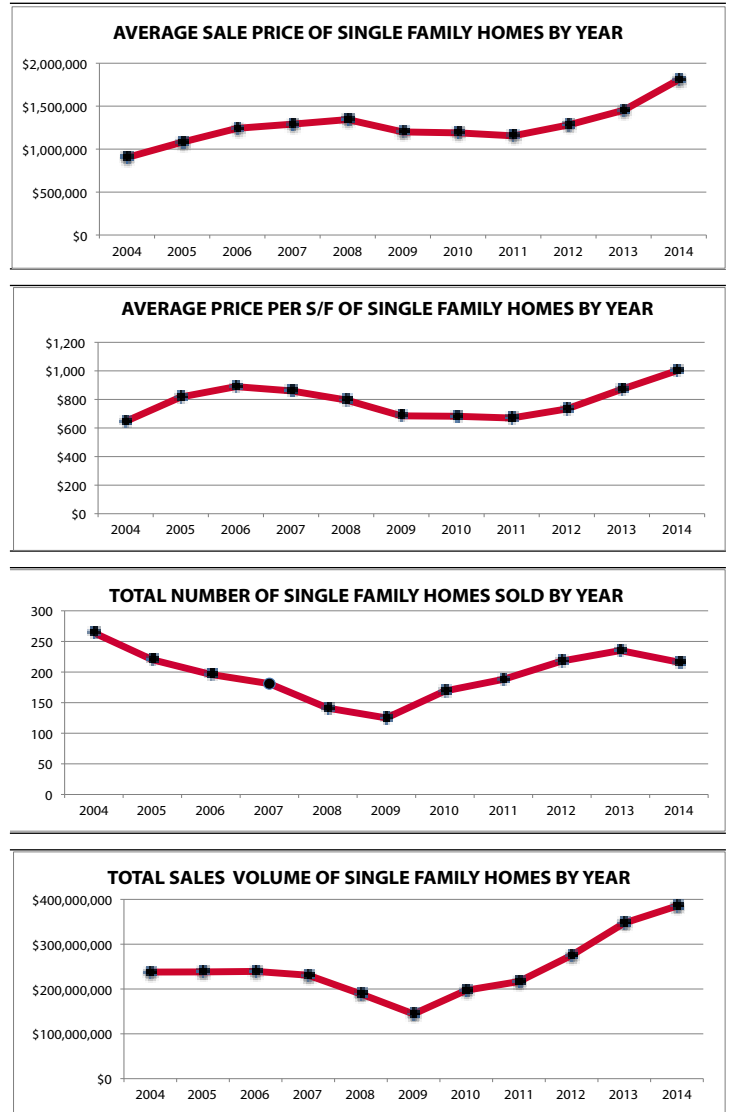
July Home Sales Stats As Compared to Last Month and a Year Ago



The Past 3 Years of Venice Single Family Home Sales by Quarter



Venice Home Stats for Past 11 Years



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.



... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322
 310.823.3129 | 310.773.6945 | www.venicebeachliving.com