

The List of All Venice Sales in August

SINGLE FAMILY SALES . AUGUST . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
LOUELLA AVE	2	1	624	1922	5846	\$560,000
AMOROSO PL	2	1	920	1952	4320	\$625,000
MARCO PL	2	1	1320	1923	4000	\$706,000
SUNSET AVE	2	1	794	1922	5557	\$740,000
INDIANA AVE	4	2	1640	1957	4996	\$750,000
BROOKS AVE	3	1	1046	1925	5080	\$770,000
PENMAR AVE	3	2	1686	1947	5402	\$815,000
COMMONWEALTH AVE	2	1.5	1040	1928	4178	\$830,000
MARCO PL	4	2	1320	1923	4280	\$840,000
GLENCOE AVE	4	2.5	1700	1921	5588	\$929,000
WALNUT AVE	4	3	1601	1949	5899	\$935,000
FREY AVE	3	1	1135	1956	3606	\$938,500
ELECTRIC AVE	2	1	1027	1923	3978	\$975,000
BROOKS AVE	3	2.5	1888	1999	2248	\$1,025,000
PALMS BLVD	3	2	1300	1923	10962	\$1,085,000
MAIN ST	3	2	1516	1963	1403	\$1,100,000
3RD AVE	5	5	3176	1925	6188	\$1,125,000
AMOROSO PL	2	2	1193	1914	3600	\$1,175,000
PALMS BLVD	2	1	1022	1940	10891	\$1,275,000
BOCCACCIO AVE	3	3	2370	1925	4000	\$1,550,000
LOUELLA AVE	5	4.5	2825	1948	5848	\$1,725,000
WILSON AVE	3	3	2993	2007	3600	\$1,920,000
VENICE WAY	4	3.5	3154	2007	2249	\$1,950,000
LINNIE CANAL	3	3	2240	2002	2852	\$2,100,000
CALIFORNIA AVE	3	4.5	2216	2008	5369	\$2,625,000
HOWLAND CANAL	4	4	3644	2002	2854	\$2,840,000
TOTAL SALES						\$31,908,500
AVERAGE SALE PRICE						\$1,227,250
AVERAGE \$ PER SQ FT						\$703

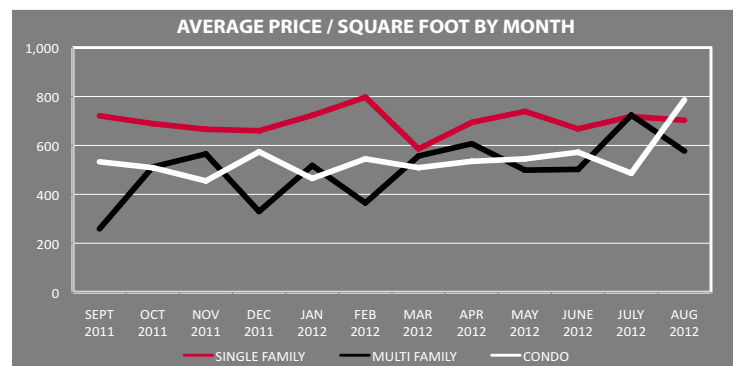
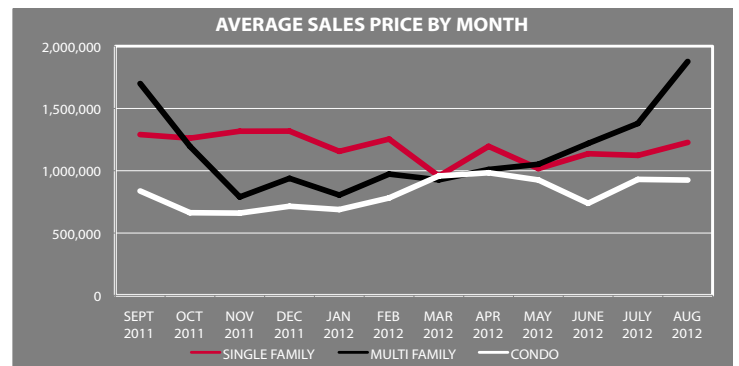
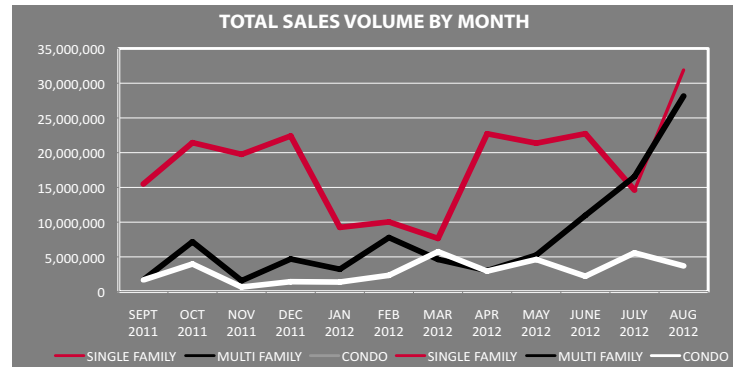
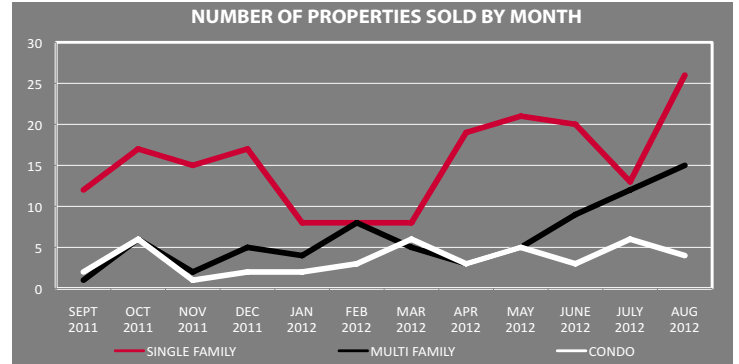
RESIDENTIAL INCOME SALES . AUGUST . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALMS	2	4	3	1270	1957	6062	\$760,000
BROOKS AVE	2	4	2	1561	1960	4356	\$875,000
6TH AVE	3	3	3	1441	1923	5670	\$880,000
GRAND BLVD	2	2	2	1473	1947	4504	\$957,000
GRAND BLVD	2	2	2	1473	1947	4505	\$957,000
GRAND BLVD	2	2	2	1473	1947	4505	\$1,050,000
BOCCACCIO AVE	2	3	2	1606	1924	4000	\$1,260,000
MILWOOD AVE	2	2	2	616	1920	5405	\$1,266,500
BROADWAY ST	2	4	2.75	2124	1923	4628	\$1,280,000
CRESTMORE PL	2	4	3.25	2584	1978	4200	\$1,390,000
VENEZIA AVE	6	6	6	3960	1928	10628	\$1,590,000
N VENICE WAY	4	8	4	3362	1947	5922	\$1,850,000
OCEAN FRONT WALK	4	8	7	3833	1971	2526	\$3,315,000
INDIANA AVE	6	7	9	9595	1987	15568	\$5,000,000
CANAL ST	12	18	18	12391	1980	17906	\$5,725,000
TOTAL SALES							\$28,155,500
AVERAGE SALE PRICE							\$1,877,033
AVERAGE \$ PER SQ FT							\$577

CONDOMINIUM SALES . AUGUST . 2012					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	1	1	615	1984	\$330,000
MAIN ST	1	1	1181	2009	\$736,300
ELECTRIC AVE	2	3	1776	2005	\$1,300,000
BROOKS AVE	3	1	1140	1920	\$1,335,000
TOTAL SALES					\$3,701,300
AVERAGE SALE PRICE					\$925,325
AVERAGE \$ PER SQ FT					\$786

VACANT LAND SALES . AUGUST . 2012		
STREET	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	2700	\$1,800,000

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



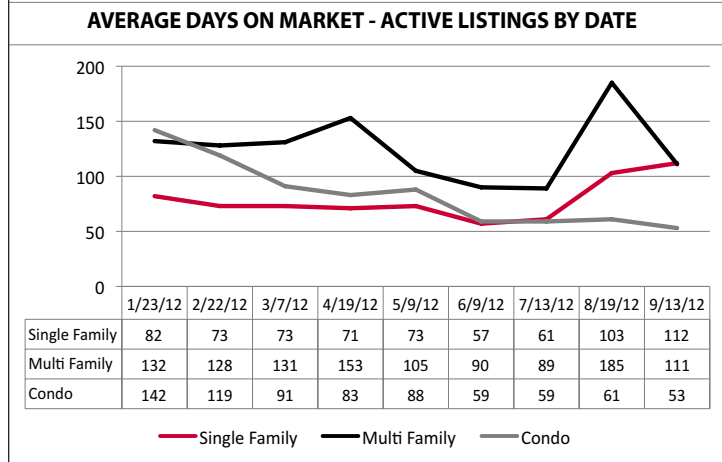
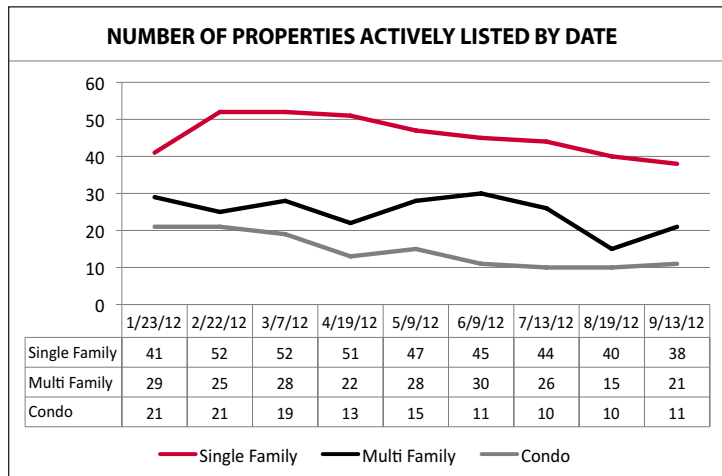
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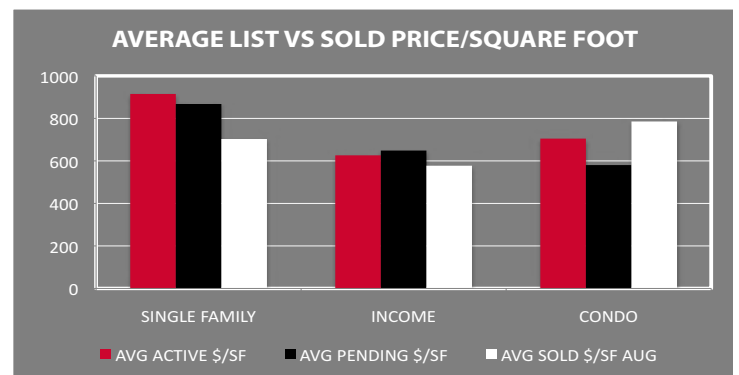
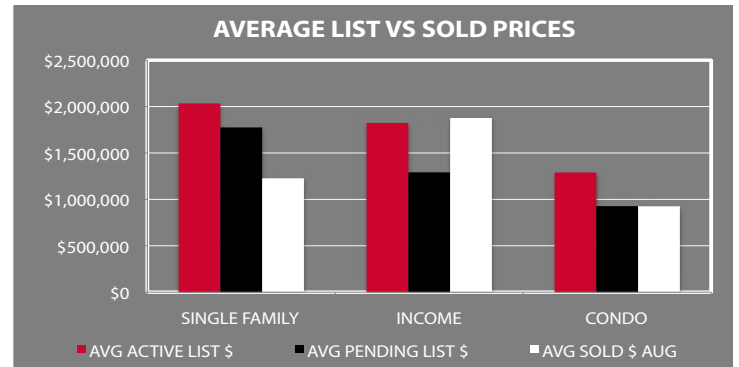
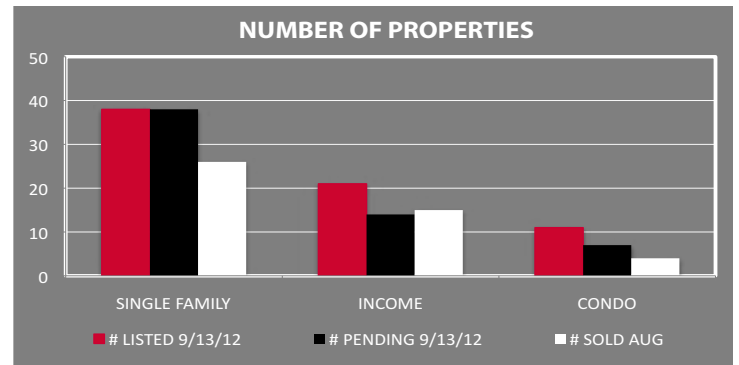
August Home Sales Stats As Compared to Last Month and a Year Ago



Past Year's Look at the Number of Properties Actively Listed and the Days on Market for All Property Types



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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