

## The List of All Venice Sales in August

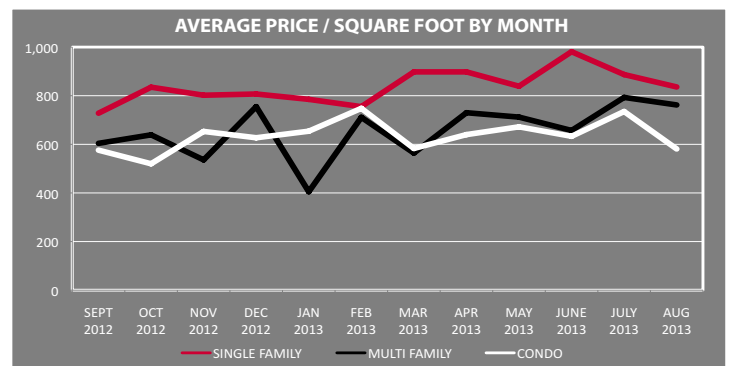
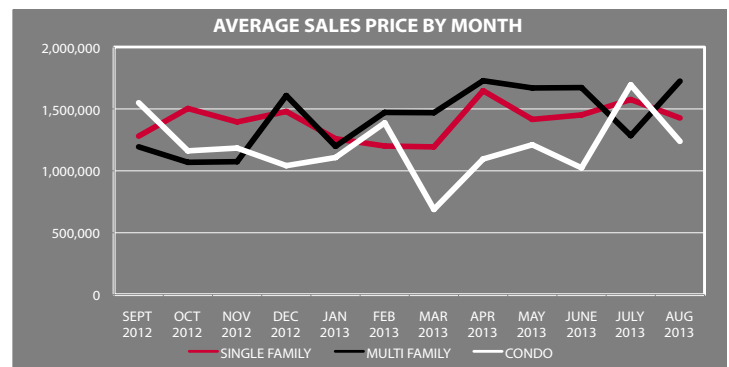
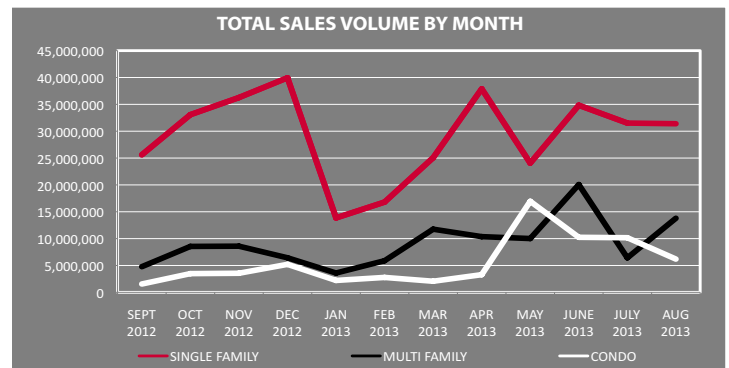
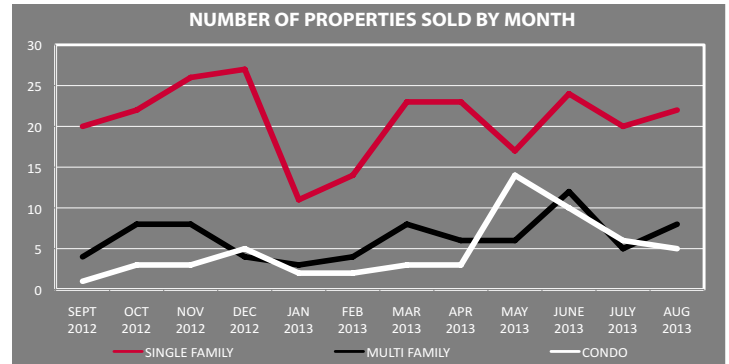
SINGLE FAMILY SALES . AUGUST . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BROOKS AVE	2	1	837	1947	2178	\$750,000
BROOKS AVE	2	1	866	1925	5202	\$925,000
OXFORD AVE	2	1.75	1000	1954	2500	\$950,000
PLEASANTVIEW AVE	3	1	1090	1924	4200	\$950,000
MARCO PL	2	1	884	1940	4280	\$965,000
INDIANA AVE	4	2	1664	1948	4810	\$1,045,000
WAVECREST AVE	3	1.5	859	1912	2250	\$1,070,000
PENMAR AVE	2	2	1504	1947	6931	\$1,150,000
VALITA ST	3	2.5	1244	1956	5777	\$1,175,000
SUPERBA AVE	3	1	1536	1926	4801	\$1,200,000
BRYAN AVE	2	2	1066	1956	3598	\$1,236,400
AMOROSO PL	2	1	768	1923	3592	\$1,280,000
CALIFORNIA AVE	2	2.5	1700	2013	1600	\$1,350,000
CALIFORNIA AVE	2	2.5	1725	2013	1400	\$1,375,000
VENEZIA AVE	2	2	1073	1923	3997	\$1,395,000
CALIFORNIA AVE	3	3	1875	2013	2200	\$1,495,000
GLENAVON AVE	4	3	2668	1963	10210	\$1,750,000
PRESTON WAY	3	2	1848	1947	10892	\$1,895,000
MILWOOD AVE	2	2	1421	1949	5403	\$1,900,000
BROOKS AVE	2	2.5	1896	1907	5279	\$1,910,000
PRESTON WAY	5	6	4977	2008	10891	\$2,175,000
MILWOOD AVE	3	4.5	5031	2010	5401	\$3,450,000
<b>TOTAL SALES</b>						<b>\$31,391,400</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,426,882</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$836</b>

RESIDENTIAL INCOME SALES . AUGUST . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
N VENICE	2	3	2	1470	1955	3143	\$1,175,000
VENEZIA AVE	2	2	2	1436	1923	3675	\$1,175,000
INDIANA AVE	2	4	2	1812	1946	5280	\$1,345,000
SANTA CLARA AVE	2	3	2	1428	1923	5173	\$1,350,000
3RD AVE	8	4	8	3288	1956	6188	\$1,600,000
CABRILLO AVE	2	2	2	1182	1920	2550	\$1,250,000
CABRILLO AVE	2	2	2	1244	1920	2550	\$1,250,000
INDIANA AVE	3	4	3	6251	1987	10550	\$4,650,000
<b>TOTAL SALES</b>							<b>\$13,795,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,724,375</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$762</b>

CONDOMINIUM SALES . AUGUST . 2013						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
HARBOR ST	2	2.5	2316	1986		\$1,000,000
BROOKS AVE	3	2.5	2356	2009		\$1,340,000
S VENICE BLVD	2	2	1690	2005		\$1,350,000
SAN JUAN AVE	2	2.5	1969	1999		\$1,500,000
HARBOR ST	2	2.5	2316	1986		\$1,000,000
<b>TOTAL SALES</b>						<b>\$6,190,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,238,000</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$581</b>

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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CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322  
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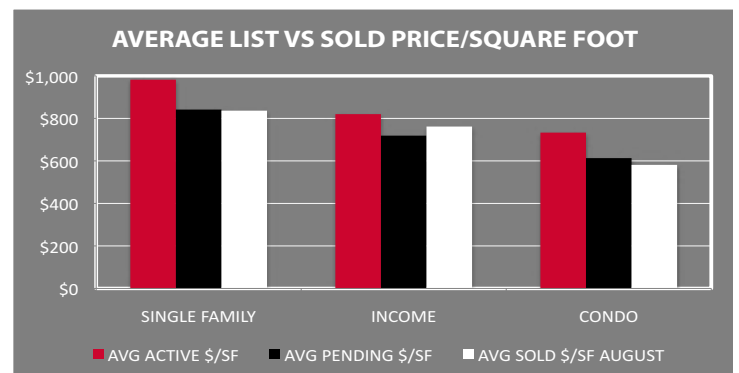
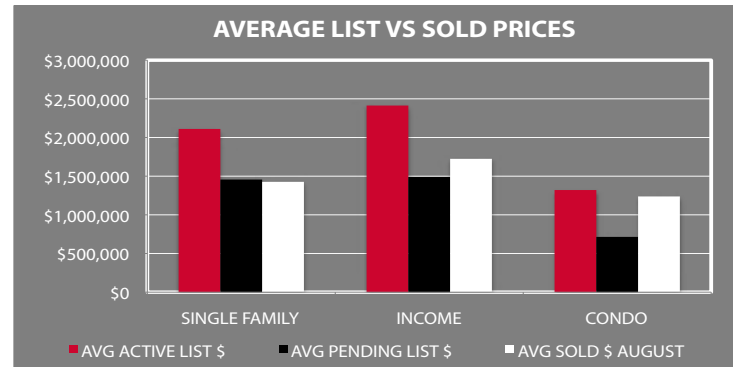
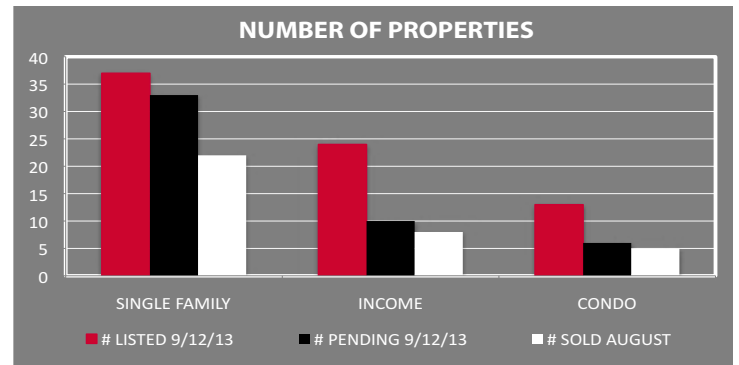
### August Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	August 2013	1,467,897	1,895,000	775
	Change	-5%	35%	-7%
	July 2013	1,551,719	1,400,000	837
	August 2013	1,467,897	1,895,000	775
	Change	3%	73%	20%
SINGLE FAMILY	August 2013	1,426,882	1,258,200	836
	Change	-9%	-10%	-6%
	July 2013	1,575,715	1,400,000	887
	August 2013	1,426,882	1,258,200	836
	Change	16%	24%	19%
RES INCOME	August 2013	1,724,375	1,475,000	762
	Change	34%	27%	-4%
	July 2013	1,284,200	1,166,000	793
	August 2013	1,724,375	1,475,000	762
	Change	-8%	16%	32%
CONDOMINIUM	August 2013	1,238,000	1,350,000	581
	Change	-27%	6%	-21%
	July 2013	1,694,667	1,275,000	735
	August 2013	1,238,000	1,350,000	581
	Change	34%	33%	-26%
August 2012	925,325	1,018,150	786	

### 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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