

### The List of All Venice Sales in August

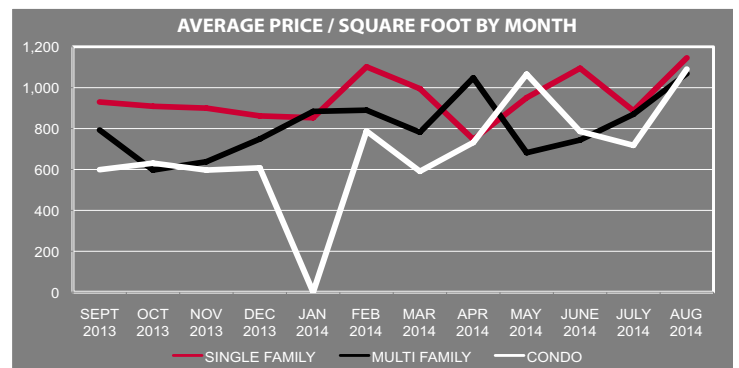
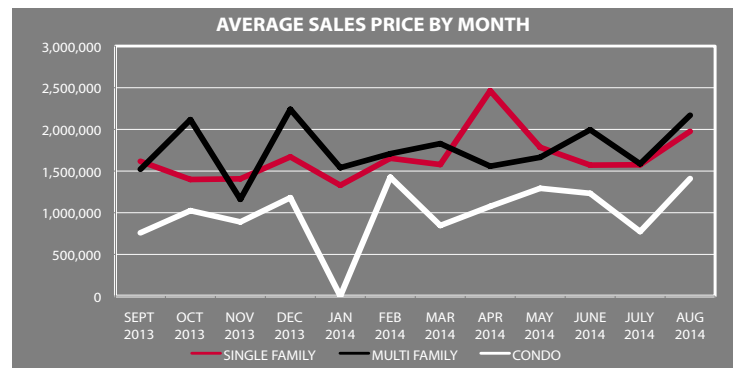
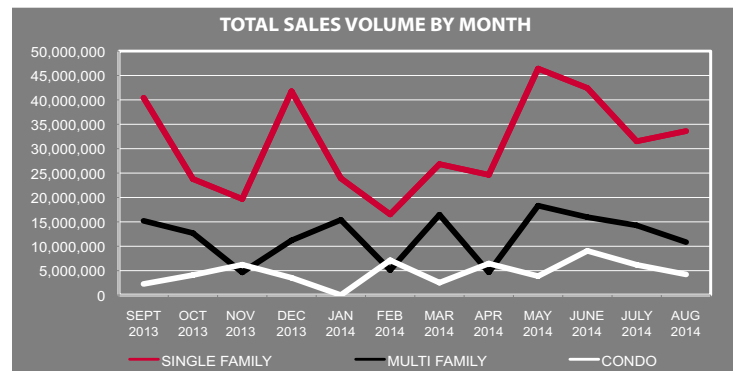
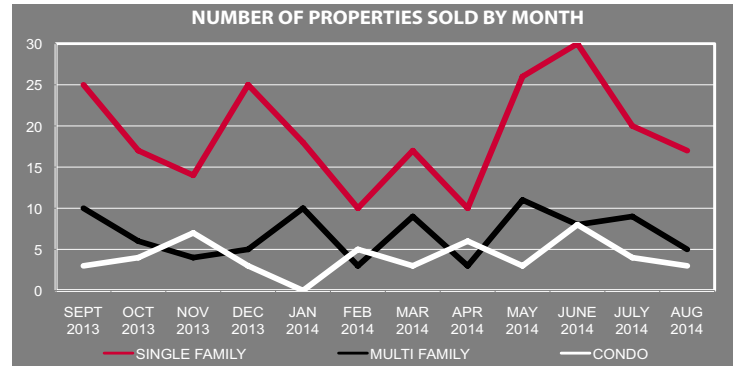
SINGLE FAMILY SALES . AUGUST . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ALTAIR PL	3	3	1532	1923	2707	\$775,000
BROADWAY ST	2	1	702	1925	2410	\$918,000
CALIFORNIA AVE	3	1	1213	1962	3409	\$995,000
OXFORD AVE	2	1	1116	1954	3750	\$1,200,000
OCEAN AVE	3	1	1113	1942	5038	\$1,440,000
VICTORIA AVE	3	2	2100	1962	4003	\$1,499,999
LINDEN AVE	2	2	1606	1922	4327	\$1,550,000
OCEAN AVE	2	2	1600	1928	2701	\$1,592,500
SHELL AVE	2	2	1193	1920	3567	\$1,661,661
SANTA CLARA AVE	2	2	1183	1913	5182	\$1,800,000
28TH AVE	4	3	1904	1927	2640	\$1,876,500
MORNINGSIDE WAY	3	3	1773	1963	10862	\$1,935,000
VIENNA WAY	3	1	1076	1939	10896	\$2,250,000
MILWOOD AVE	3	3	1813	2010	5404	\$2,590,000
MILWOOD AVE	3	4	3215	2010	4375	\$2,945,000
GRAND CANAL	3	2.5	3059	2002	2700	\$3,700,000
PALMS BLVD	3	3	3116	2010	5299	\$4,875,000
<b>TOTAL SALES</b>						<b>\$33,603,660</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,976,686</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,146</b>

RESIDENTIAL INCOME SALES . AUGUST . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ALBERTA AVE	2	3	3	2366	1979	3125	\$1,445,000
INDIANA AVE	3	4	3	1727	1949	5938	\$1,450,000
MILWOOD AVE	2	3	2	1673	1951	5887	\$1,935,000
VENICE BLVD	6	6	6	1189	1941	8429	\$2,244,000
LINCOLN BLVD	4	0	0	3194	1923	6746	\$3,775,000
<b>TOTAL SALES</b>							<b>\$10,849,000</b>
<b>AVERAGE SALE PRICE</b>							<b>\$2,169,800</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$1,069</b>

CONDOMINIUM SALES . AUGUST . 2014					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
NAVY ST	1	1	619	1973	\$655,000
S VENICE BLVD	2	3	1614	2005	\$1,575,000
HAMPTON DR	0	1	1644	2004	\$2,000,000
<b>TOTAL SALES</b>					<b>\$4,230,000</b>
<b>AVERAGE SALE PRICE</b>					<b>\$1,410,000</b>
<b>AVERAGE \$ PER SQ FT</b>					<b>\$1,091</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.

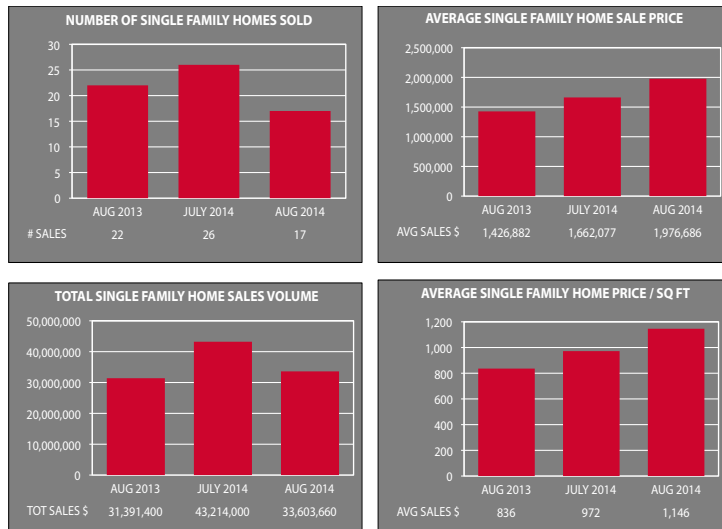
### A Comparison of the Sales Statistics for All Property Types for the Past Year



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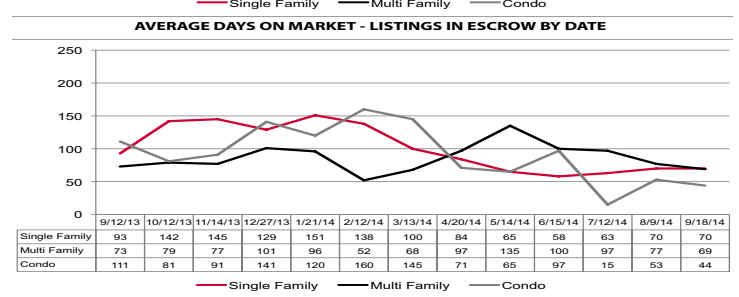
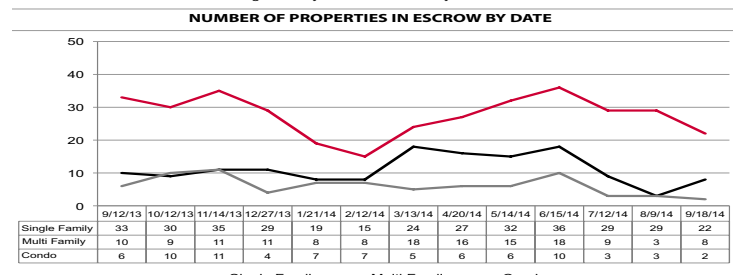
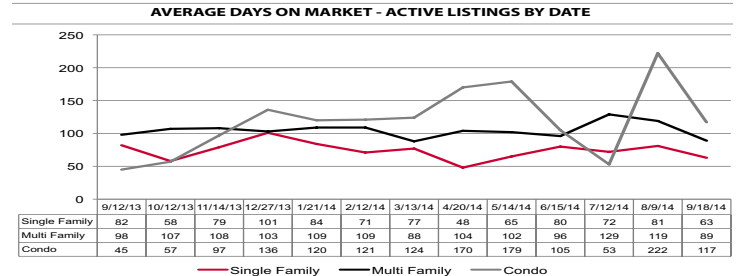
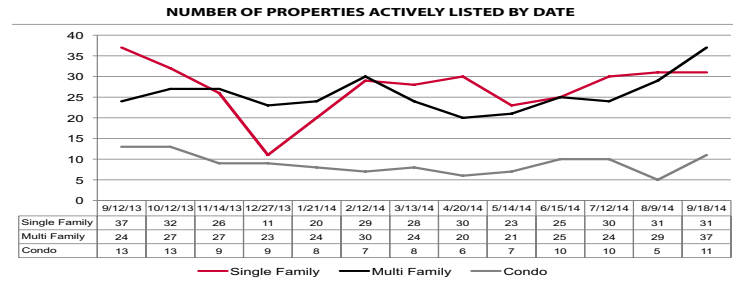
### August Home Sales Stats As Compared to Last Month and a Year Ago



### 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	Aug-14	1,947,306	1,661,661	1,123
	Change	<b>19%</b>	<b>7%</b>	<b>23%</b>
	Jul-14	1,632,949	1,560,000	916
	Aug-13	1,467,897	1,280,000	775
SINGLE FAMILY	Aug-14	1,976,686	1,661,661	1,146
	Change	<b>19%</b>	<b>4%</b>	<b>18%</b>
	Jul-14	1,662,077	1,592,500	972
	Aug-13	1,426,882	1,258,200	836
RES INCOME	Aug-14	2,169,800	1,935,000	1,069
	Change	<b>37%</b>	<b>27%</b>	<b>23%</b>
	Jul-14	1,586,556	1,525,000	870
	Aug-13	1,724,375	1,475,000	762
CONDOMINIUM	Aug-14	1,410,000	1,575,000	1,091
	Change	<b>82%</b>	<b>7%</b>	<b>52%</b>
	Jul-14	774,000	1,473,500	718
	Aug-13	1,238,000	1,350,000	581

### A Look at the Active and Pending Listings



### 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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