

The List of All Venice Sales in August 2015

SINGLE FAMILY SALES . AUGUST . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
AMOROSO PL	2	1	1288	1921	3144	\$1,350,000
WALNUT AVE	3	1	1143	1947	6639	\$1,450,000
GLYNDON AVE	3	2	1746	1949	5842	\$1,495,000
CRESTMORE PL	3	2	1455	1914	4200	\$1,594,000
SUPERBA AVE	2	2	992	1923	3600	\$1,654,125
VERNON AVE	4	5	3326	2014	4802	\$2,300,000
MILWOOD AVE	2	1	1421	1949	5403	\$2,350,000
AMOROSO PL	4	4	2655	1947	4332	\$2,500,000
LINNIE CANAL	4	5	3631	2013	2850	\$4,500,000
TOTAL SALES						\$19,193,125
AVERAGE SALE PRICE						\$2,132,569.44
AVERAGE \$ PER SQ FT						\$1,087.00

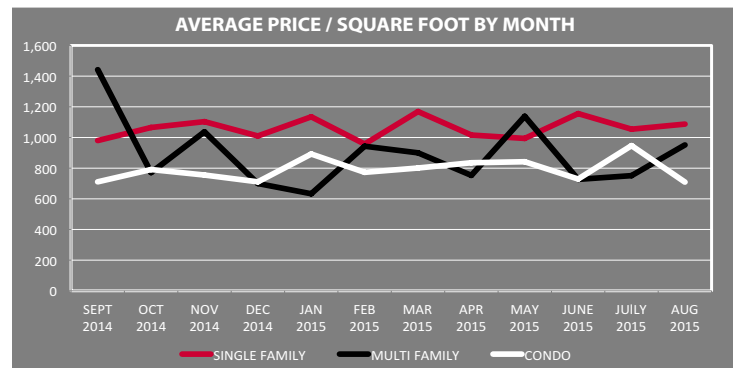
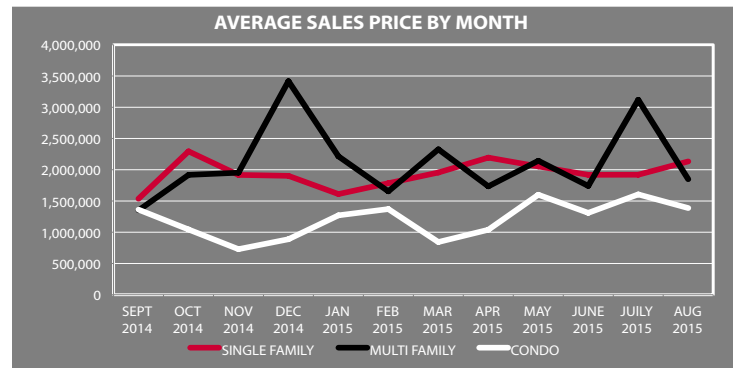
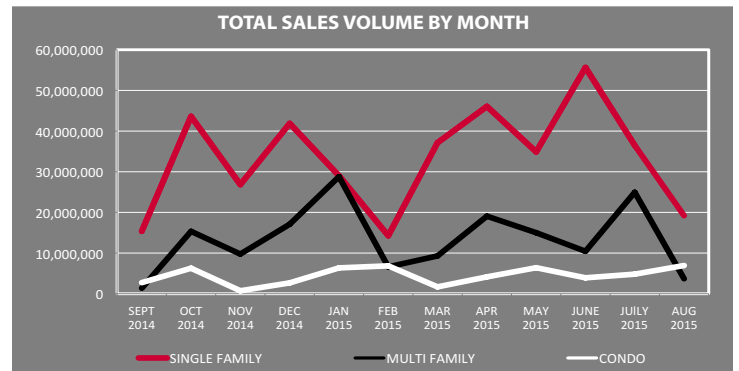
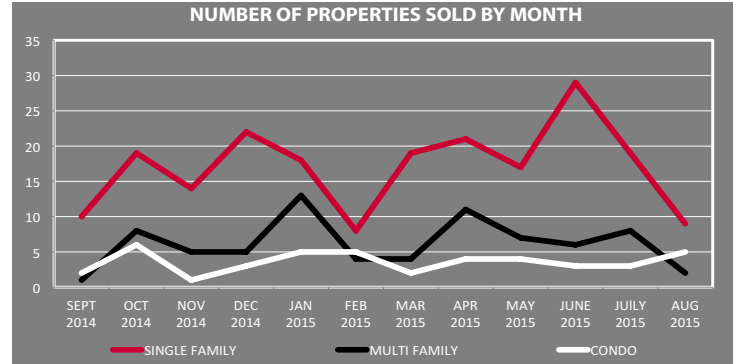
RESIDENTIAL INCOME SALES . AUGUST . 2015						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
ROSE AVE	2	2	954	1953	2860	\$1,345,000
WAVECREST AVE	2	3	2930	1991	2812	\$2,350,000
TOTAL SALES						\$3,695,000
AVERAGE SALE PRICE						\$1,847,500
AVERAGE \$ PER SQ FT						\$951.34

CONDOMINIUM SALES . AUGUST . 2015						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
HARBOR ST	3	3	2316	1986		\$1,205,000
ABBOT KINNEY BLVD	2	2	985	2005		\$1,280,000
PENMAR AVE	3	3	2429	1996		\$1,380,000
MAIN ST	2	2	1948	2008		\$1,500,000
BROADWAY ST	3	4	2093	2007		\$1,567,000
TOTAL SALES						\$6,932,000
AVERAGE SALE PRICE						\$1,386,400
AVERAGE \$ PER SQ FT						\$709.45

COMMERCIAL SALES . AUGUST . 2015						
STREET		BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
LINCOLN BLVD			1270	1948	2124	\$1,340,000
ABBOT KINNEY BLVD	2		2040	1965	2700	\$4,650,000

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

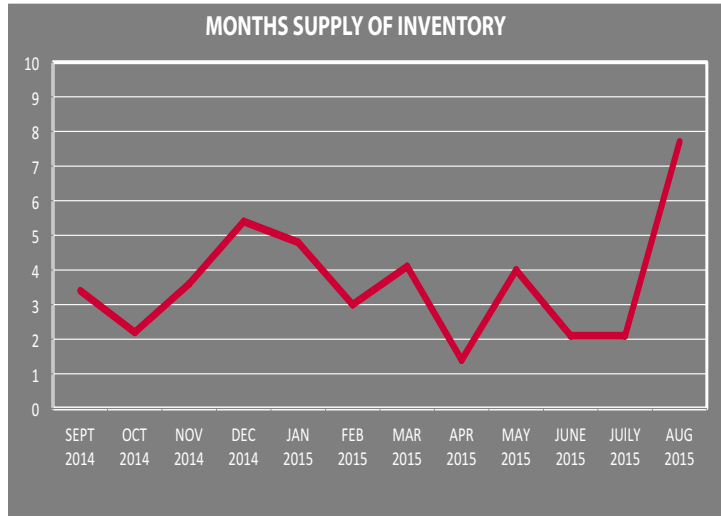
A Comparison of the Sales Statistics for All Property Types for the Past Year



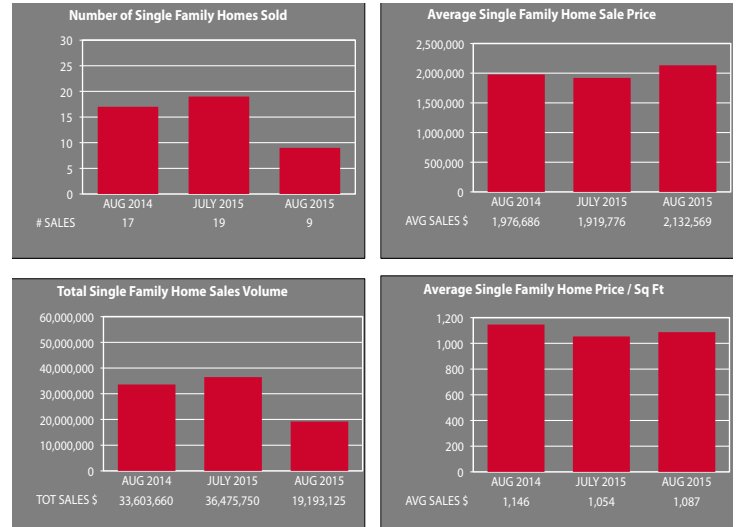
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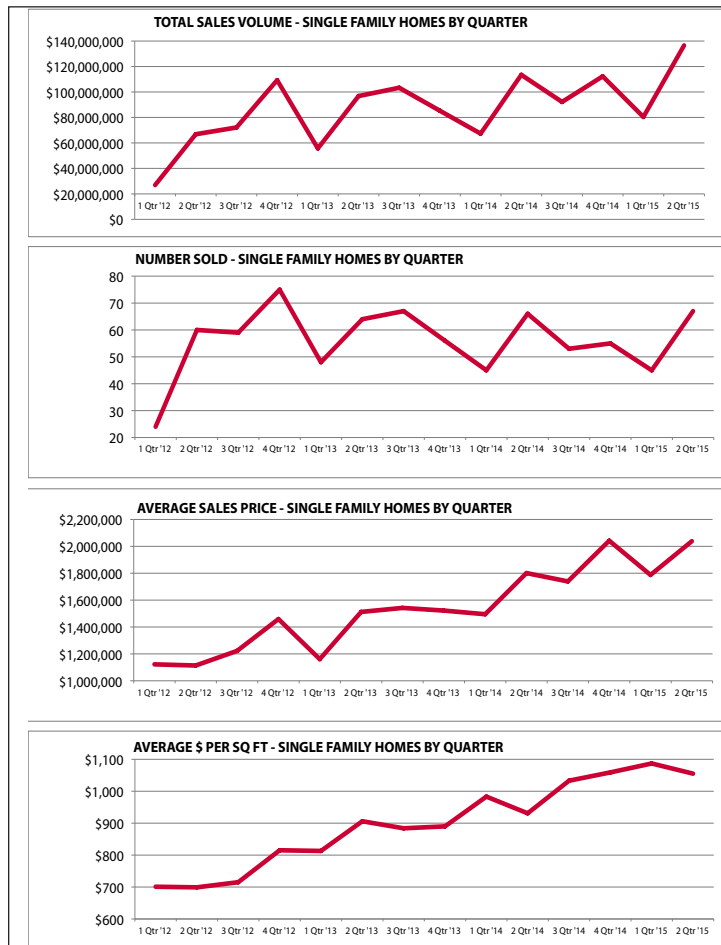
Number of Months Needed to Sell the Active Inventory by Month for the Past Year



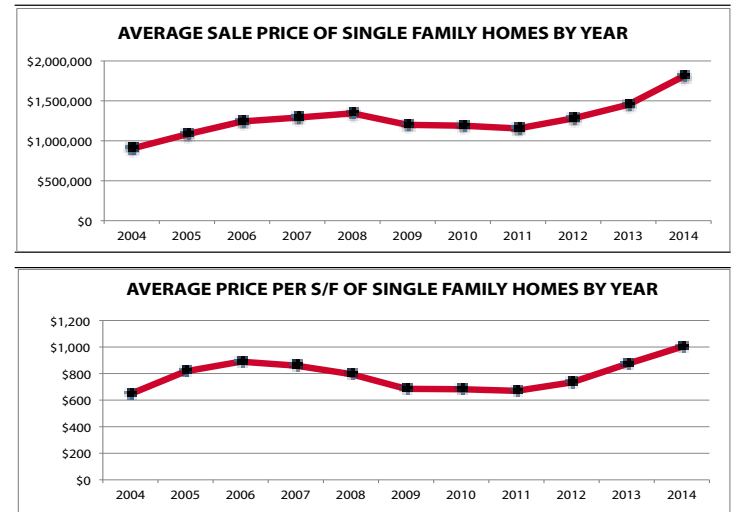
August Home Sales Stats As Compared to Last Month and a Year Ago



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



Venice Home Prices 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.



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