

The List of All Venice Sales in September

SINGLE FAMILY SALES . SEPTEMBER . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OXFORD AVE	2	1	738	1954	2496	\$585,000
6TH AVE	2	1	1129	1937	4223	\$670,000
MARCO PL	2	1	936	1923	3150	\$794,000
GRAND BLVD	2	1	616	1923	2150	\$822,000
NOWITA PL	3	2	1595	1947	4778	\$865,000
GLENCOE AVE	2	1	1652	1926	5459	\$900,000
FLOWER AVE	3	2	1702	1961	5836	\$900,000
SUPERBA AVE	2	1.25	1540	1928	4801	\$930,000
AMOROSO PL	2	1	768	1921	3589	\$1,100,000
COEUR D ALENE AVE	3	2	2322	1905	5165	\$1,100,000
CLUBHOUSE AVE	3	2	1446	1912	2250	\$1,230,000
WASHINGTON WAY	2	2	3461	1922	2786	\$1,300,000
BEACH AVE	2	1	736	1947	3615	\$1,400,000
GRAND CANAL	2	2	990	1923	2700	\$1,530,000
ALTAIR PL	3	3	1555	1923	2700	\$1,550,000
SUPERBA AVE	3	2.5	2500	2001	3144	\$1,640,000
NOWITA PL	3	2.5	2376	1923	3144	\$1,676,000
CARROLL CANAL	3	3	1796	1967	2847	\$1,840,000
FREY AVE	4	3	3400	2011	3600	\$1,900,000
BOONE AVE	3	3.5	3911	2005	5003	\$2,875,000
TOTAL SALES						\$25,607,000
AVERAGE SALE PRICE						\$1,280,350
AVERAGE \$ PER SQ FT						\$728

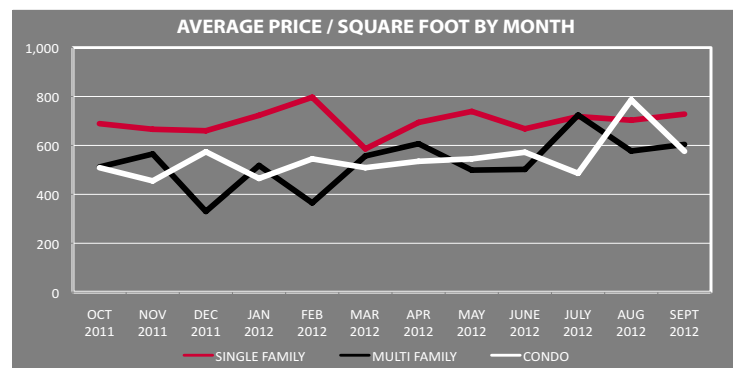
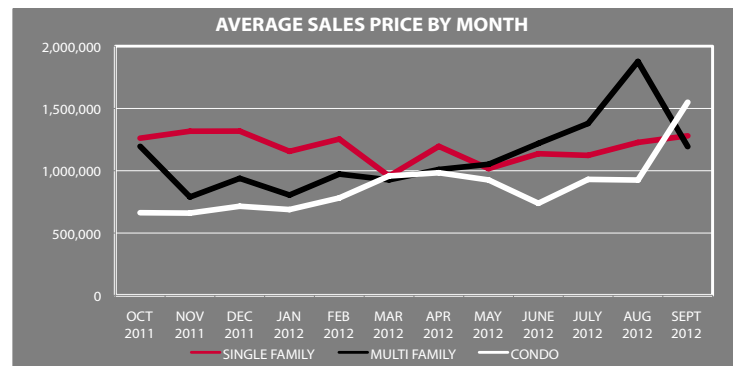
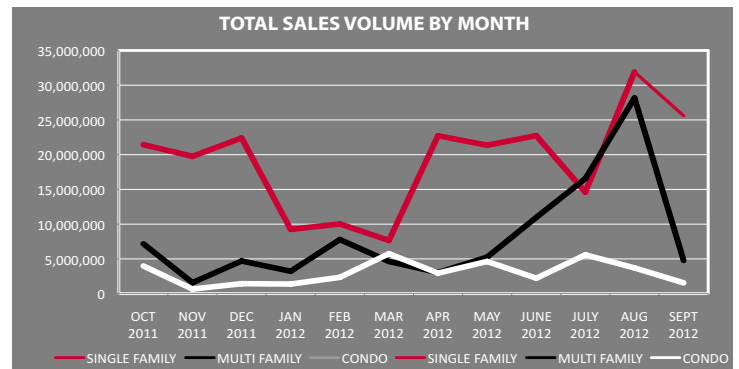
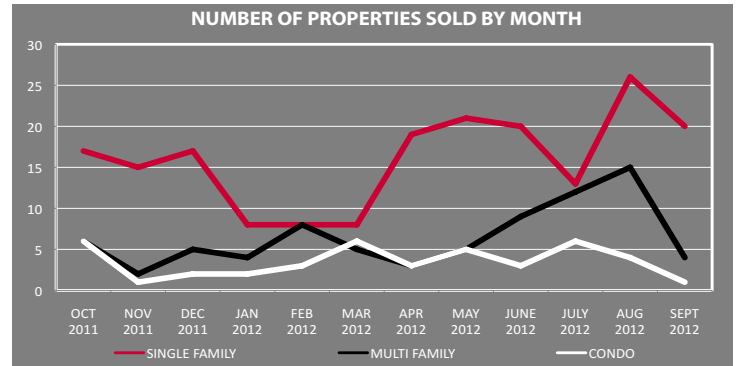
RESIDENTIAL INCOME SALES . SEPTEMBER . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CARROLL CANAL	2	2	2	864	1926	2395	\$1,050,500
RUTH AVE	3	3	4	1809	1947	4151	\$1,100,000
VENEZIA AVE	3	3	3	1728	1922	5024	\$1,225,000
6TH AVE	3	4	3	3500	1913	6446	\$1,400,000
TOTAL SALES							\$4,775,500
AVERAGE SALE PRICE							\$1,193,875
AVERAGE \$ PER SQ FT							\$604

CONDOMINIUM SALES . SEPTEMBER . 2012					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
VICTORIA AVE	2	3	2693	2003	\$1,550,000
TOTAL SALES					\$1,550,000
AVERAGE SALE PRICE					\$1,550,000
AVERAGE \$ PER SQ FT					\$576

VACANT LAND SALES . SEPTEMBER . 2012			
STREET	LOT SZ	SALE PRICE	
LINCOLN BLVD	3602	\$400,000	
ROSE AVE	7010	\$1,950,000	
OCEAN FRONT WALK	2520	\$1,975,000	

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

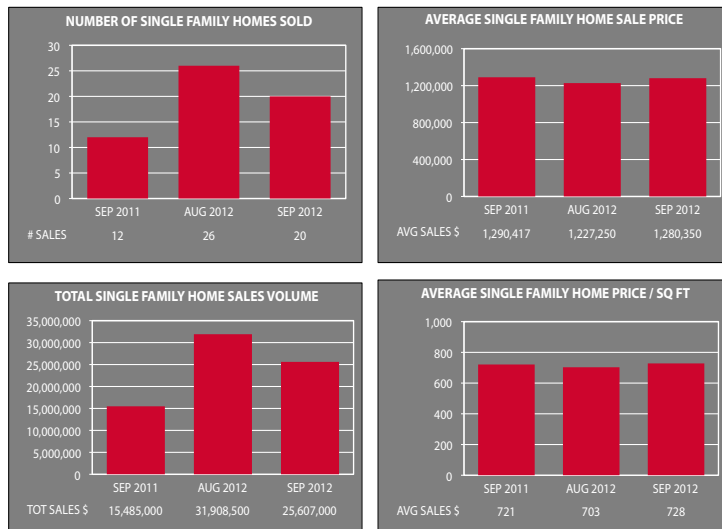
A Comparison of the Sales Statistics for All Property Types for the Past Year



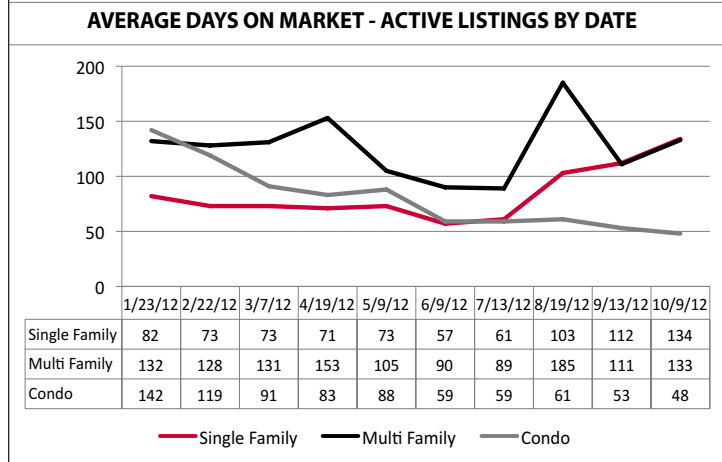
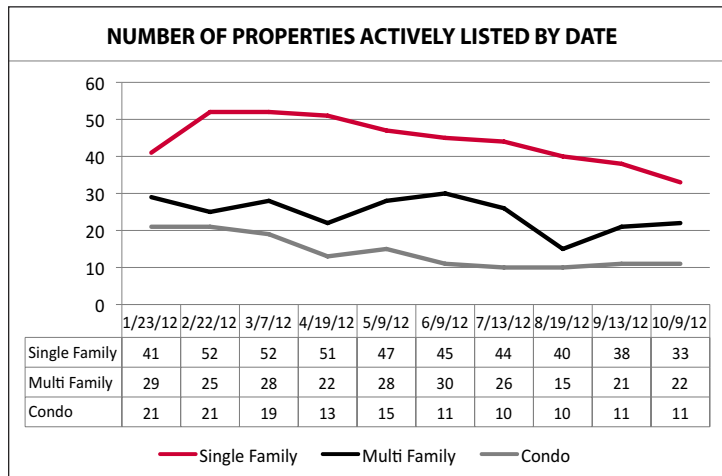
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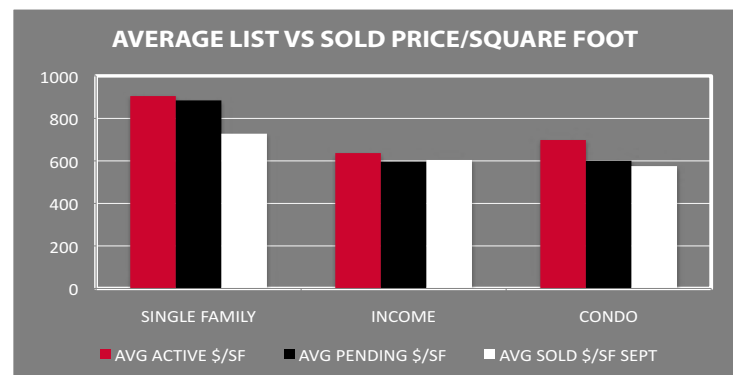
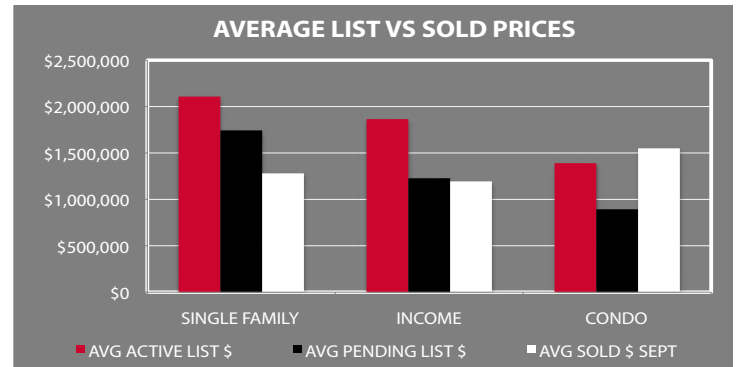
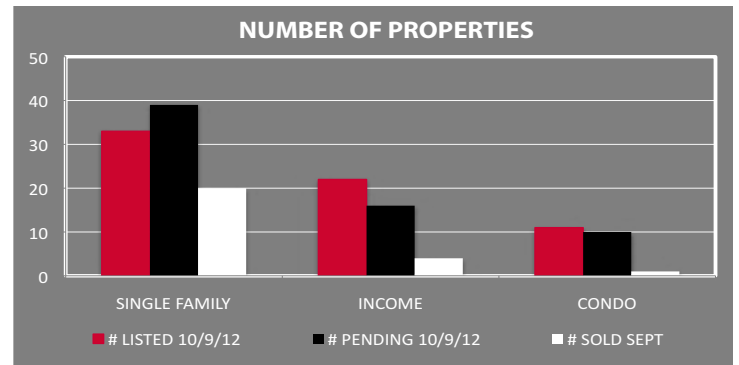
September Home Sales Stats As Compared to Last Month and a Year Ago



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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