

The List of All Venice Sales in September

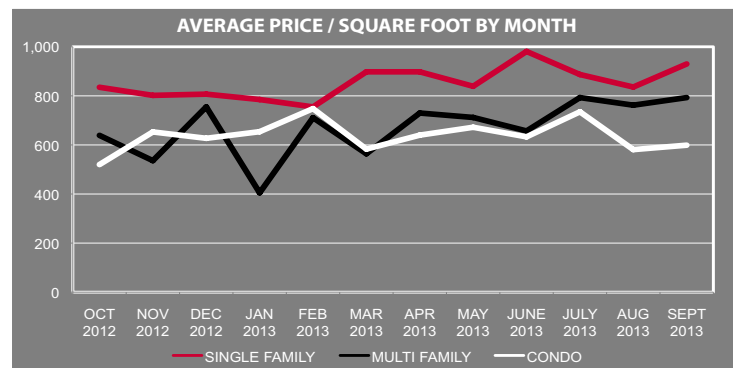
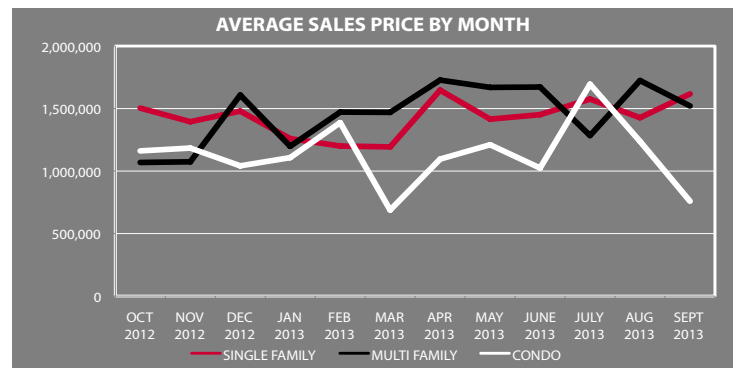
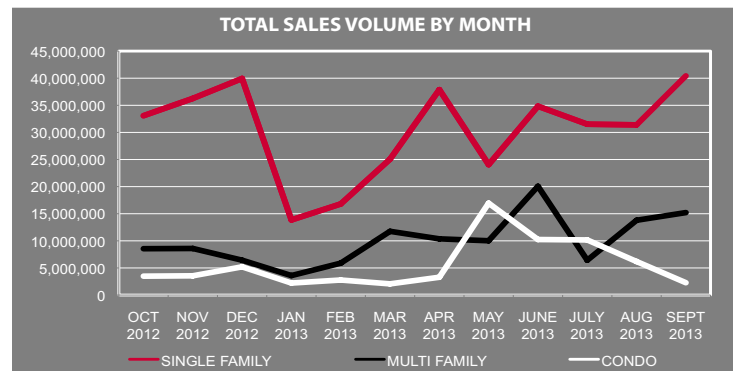
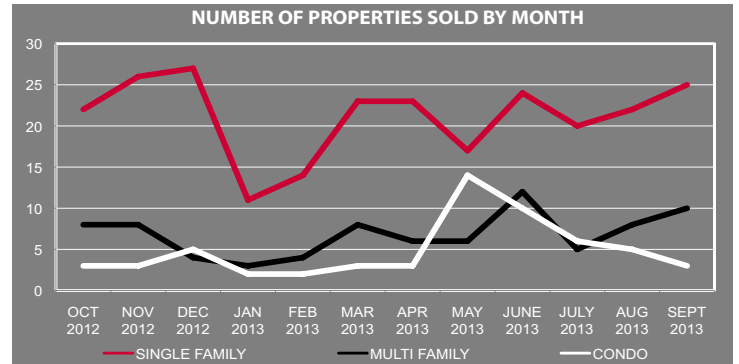
SINGLE FAMILY SALES . SEPTEMBER . 2013						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	3	1	1213	1951	5,156	\$679,000
ROSE AVE	3	1	1029	1946	6250	\$760,000
THORNTON PL	2	1	936	1965	1,824	\$815,000
SUPERIOR AVE	3	1	1270	1949	6781	\$888,000
BRYAN AVE	2	2	1150	1950	3,597	\$1,070,000
OCEAN AVE	3	1	1125	1947	4,988	\$1,185,000
BROOKS AVE	2	1	866	1925	5,202	\$1,260,000
GLENCOE AVE	3	2	1723	1927	5,525	\$1,303,000
BOONE AVE	2	2	1152	1952	3,598	\$1,307,000
MILWOOD AVE	3	2	1500	1921	4,249	\$1,371,000
CABRILLO AVE	3	2	1182	1952	2,550	\$1,395,000
VICTORIA AVE	2	2	1414	1913	3,910	\$1,405,000
GRANT AVE	3	2	1456	1926	4,197	\$1,435,000
30TH AVE	3	2.5	1400	1913	2,650	\$1,499,999
DUDLEY AVE	3	1	1998	1911	2722	\$1,600,000
27TH AVE	2	1	1224	1912	2643	\$1,625,000
SANTA CLARA AVE	2	1	780	1953	5200	\$1,675,000
6TH AVE	3	2	754	1950	6,408	\$1,725,000
18TH AVE	3	2.5	2784	1978	2,640	\$1,850,000
PALOMA AVE	4	3	2100	1906	3,901	\$1,895,000
25TH AVE	4	1.75	2505	1910	2,643	\$1,900,000
VENEZIA AVE	4	3.5	2804	2005	3,700	\$2,210,000
HOWLAND CANAL	3	2.5	3497	1986	2,850	\$2,750,000
26TH AVE	3	3.5	3400	2013	2,639	\$2,925,000
HOWLAND CANAL	N/A	N/A	N/A	2013	2858	\$3,900,000
TOTAL SALES						\$40,427,999
AVERAGE SALE PRICE						\$1,617,120
AVERAGE \$ PER SQ FT						\$930

RESIDENTIAL INCOME SALES . SEPTEMBER . 2013							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PENMAR AVE	3	4	3	2054	1949	4,530	\$1,144,466
ROSE AVE	2	2	2	954	1953	2,860	\$1,315,000
PACIFIC AVE	2	4	2	1880	1906	2,744	\$1,425,000
VERNON AVE	2	3	2	1300	1909	4,800	\$1,425,000
MARCO PL	2	3	2	1414	1921	3,600	\$1,425,000
5TH AVE	2	5	4	2743	1929	4,139	\$1,480,000
PRESTON WAY	2	5	3	1786	1954	10,891	\$1,590,000
27TH AVE	2	4	4	2084	1956	2643	\$1,675,000
23 23RD AVE	3	5	5	3048	1968	2,641	\$1,681,875
BROOKS AVE	3	3	3	1908	1912	6,033	\$2,050,000
TOTAL SALES							\$15,211,341
AVERAGE SALE PRICE							\$1,521,134
AVERAGE \$ PER SQ FT							\$793

CONDOMINIUM SALES . SEPTEMBER . 2013					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY	2	2.5	912	1985	\$505,000
MARR ST	2	2	858	1984	\$572,000
HARBOR ST	3	3	2029	1986	\$1,200,000
TOTAL SALES					\$2,277,000
AVERAGE SALE PRICE					\$759,000
AVERAGE \$ PER SQ FT					\$599

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

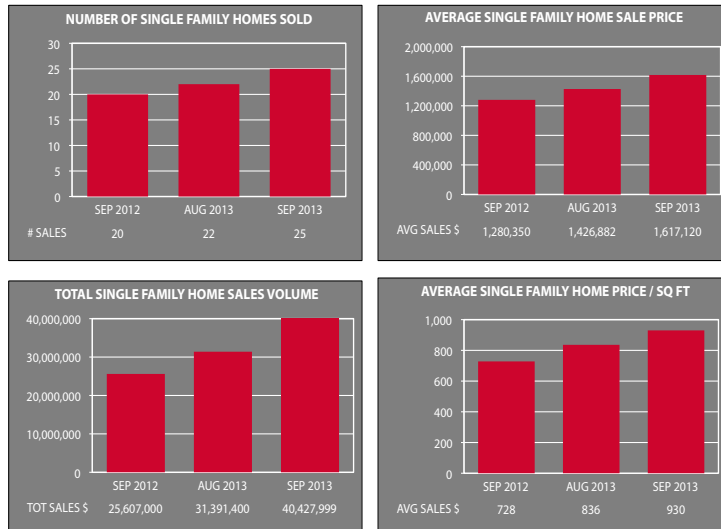
A Comparison of the Sales Statistics for All Property Types for the Past Year



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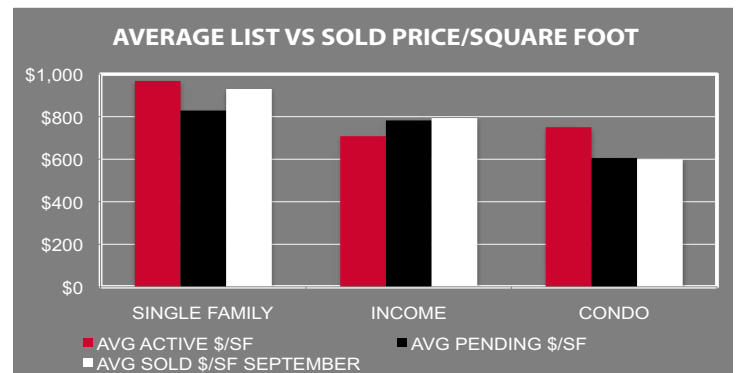
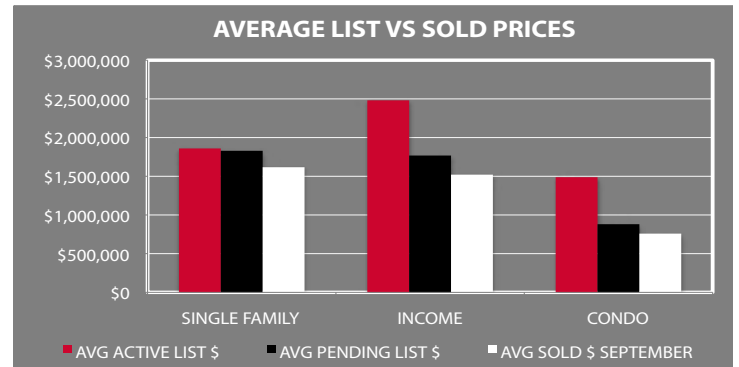
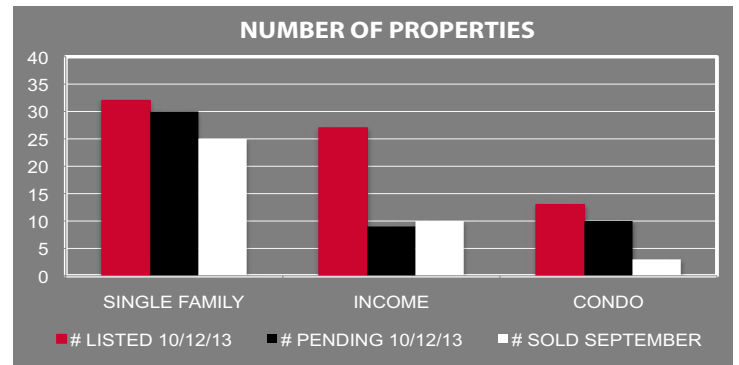
September Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	September 2013	1,524,114	1,425,000	906
	Change	4%	14%	17%
	August 2013	1,467,897	1,250,000	775
	September 2013	1,524,114	1,425,000	906
	Change	19%	16%	30%
	September 2012	1,277,300	1,225,000	698
SINGLE FAMILY	September 2013	1,617,120	1,435,000	930
	Change	13%	14%	11%
	August 2013	1,426,882	1,258,200	836
	September 2013	1,617,120	1,435,000	930
	Change	26%	23%	28%
	September 2012	1,280,350	1,165,000	728
RES INCOME	September 2013	1,521,134	1,425,000	793
	Change	-12%	-3%	4%
	August 2013	1,724,375	1,475,000	762
	September 2013	1,521,134	1,425,000	793
	Change	27%	23%	31%
	September 2012	1,193,875	1,162,500	604
CONDOMINIUM	September 2013	759,000	572,000	599
	Change	-39%	-58%	3%
	August 2013	1,238,000	1,350,000	581
	September 2013	759,000	572,000	599
	Change	-51%	-63%	4%
	September 2012	1,550,000	1,550,000	576

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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