

The List of All Venice Sales in September

SINGLE FAMILY SALES . SEPTEMBER . 2014

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
900 FLOWER AVE	3	2	1715	1962	3146	\$950,000
1109 AMOROSO PL	3	1	1125	1947	4332	\$950,000
858 FLOWER AVE	3	2	1457	1946	4398	\$1,075,000
2428 FREY AVE	2	1	930	1950	3598	\$1,265,000
810 AMOROSO PL	2	2	984	1921	3151	\$1,400,000
419 RIALTO AVE	3	2	1491	1926	2220	\$1,496,265
732 INDIANA AVE	3	1	1112	1952	5280	\$1,500,000
2616 GRANDVIEW AVE	3	3	3589	2003	5083	\$1,700,000
404 SHERMAN CANAL CT	2	3	1464	1984	2850	\$2,200,000
2502 GRAND CANAL	3	3	1802	1978	2695	\$2,820,000
TOTAL SALES						\$15,356,265
AVERAGE SALE PRICE						\$1,535,627
AVERAGE \$ PER SQ FT						\$980

RESIDENTIAL INCOME SALES . SEPTEMBER . 2014

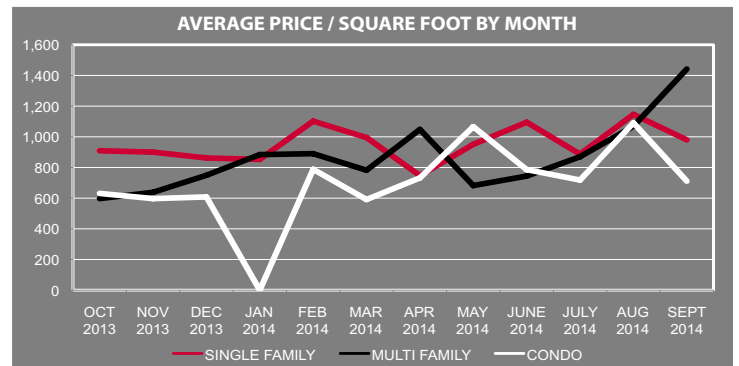
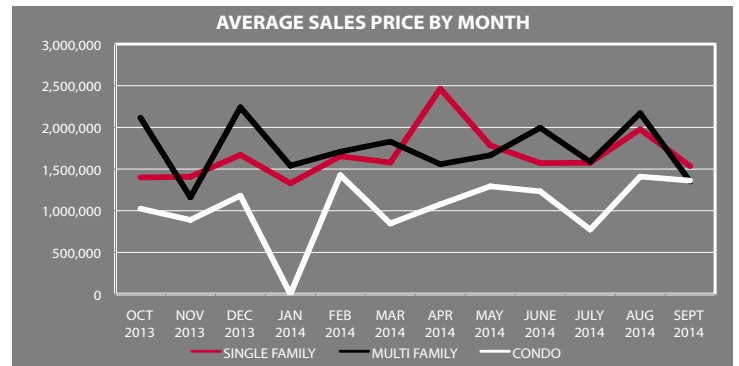
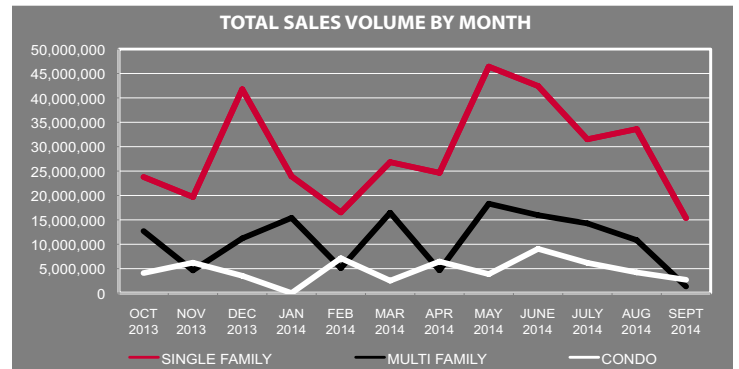
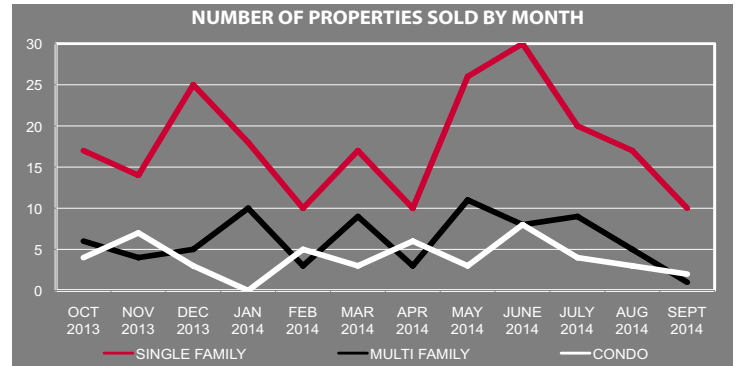
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
841 SUPERBA AVE	2	2	1	936	1921	3145	\$1,350,000
TOTAL SALES							\$1,350,000
AVERAGE SALE PRICE							\$1,350,000
AVERAGE \$ PER SQ FT							\$1,442

CONDOMINIUM SALES . SEPTEMBER . 2014

STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
258 3RD AVE	2	2	1886	2007	\$1,245,000
422 S VENICE #2	3	3	1944	2003	\$1,478,000
TOTAL SALES					\$2,723,000
AVERAGE SALE PRICE					\$1,361,500
AVERAGE \$ PER SQ FT					\$711

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

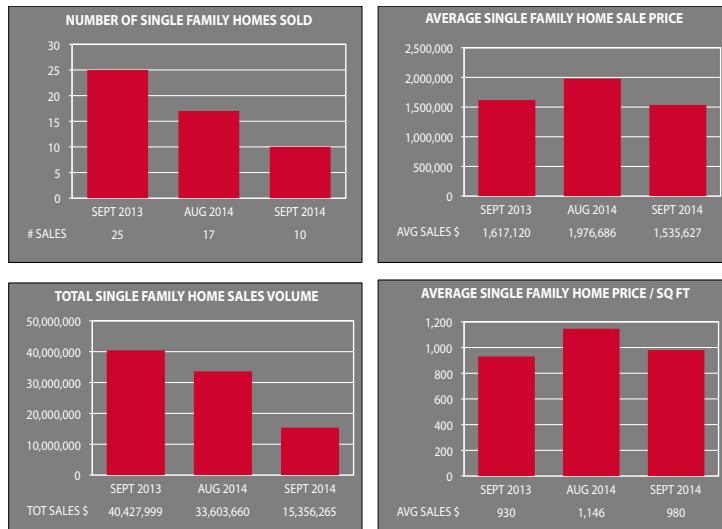
A Comparison of the Sales Statistics for All Property Types for the Past Year



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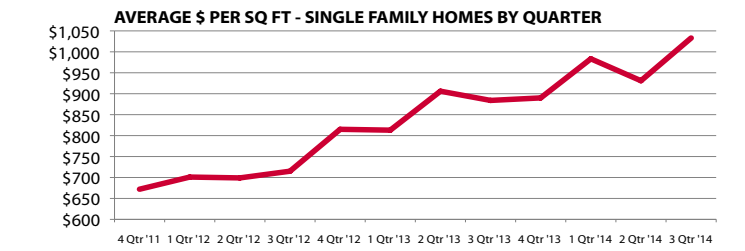
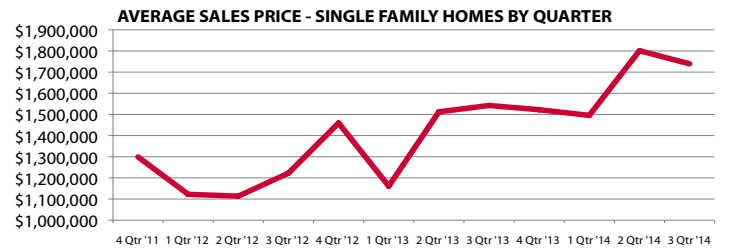
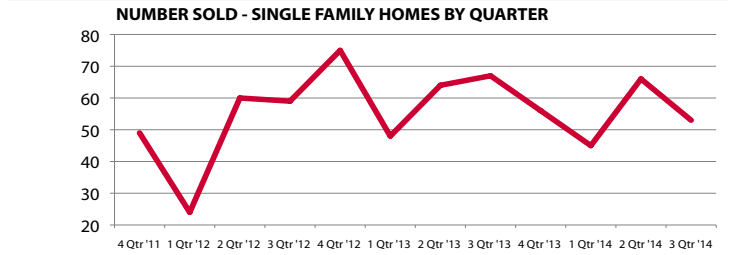
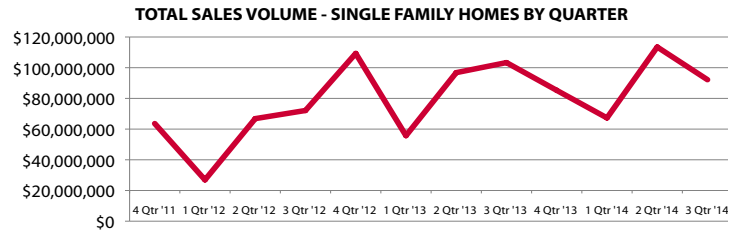
September Home Sales Stats As Compared to Last Month and a Year Ago



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	Sep-14	1,494,559	1,400,000	951
	Change	-23%	-16%	-15%
	Aug-14	1,947,306	1,661,661	1,123
	Sep-14	1,494,559	1,400,000	951
	Change	-2%	-2%	2%
	Sep-13	1,524,114	1,425,000	931
SINGLE FAMILY	Sep-14	1,535,627	1,448,133	980
	Change	-22%	-13%	-14%
	Aug-14	1,976,686	1,661,661	1,146
	Sep-14	1,535,627	1,448,133	980
	Change	-5%	1%	5%
	Sep-13	1,617,120	1,435,000	930
RES INCOME	Sep-14	1,350,000	1,350,000	1,442
	Change	-15%	-11%	66%
	Aug-14	1,586,556	1,525,000	870
	Sep-14	1,350,000	1,350,000	1,442
	Change	-11%	-5%	82%
	Sep-13	1,521,134	1,425,000	793
CONDOMINIUM	Sep-14	1,361,500	1,361,500	711
	Change	76%	-8%	-1%
	Aug-14	774,000	1,473,500	718
	Sep-14	1,361,500	1,361,500	711
	Change	79%	138%	19%
	Sep-13	759,000	572,000	599

Single Family Home Sales for Past 3 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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