

The List of All Venice Sales in September 2015

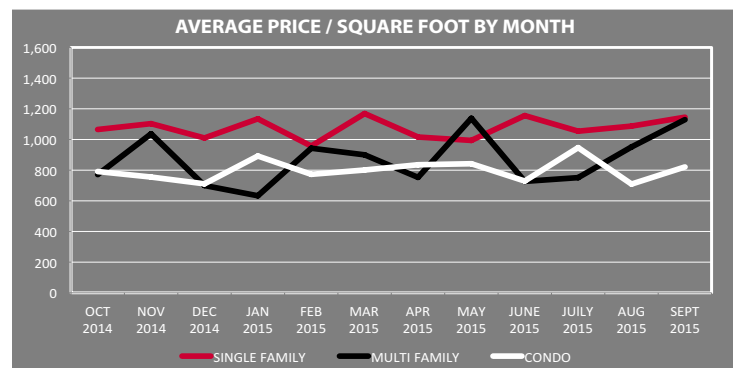
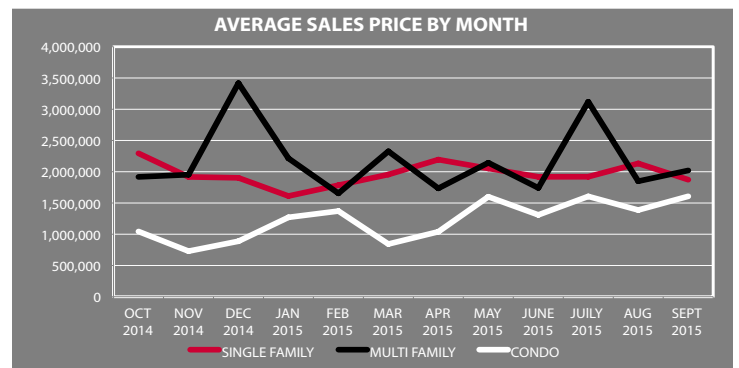
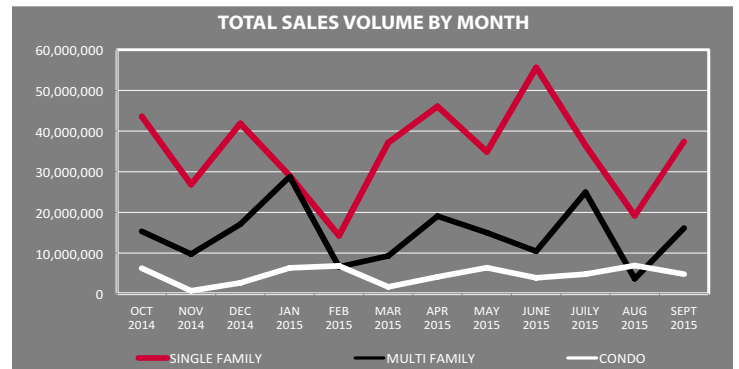
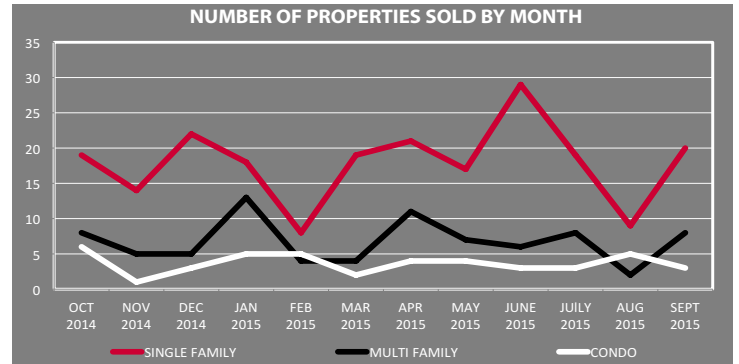
SINGLE FAMILY SALES . SEPTEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	1	1000	1940	4268	\$1,040,000
MARCO PL	3	1	1294	1925	4268	\$1,040,000
MORNINGSIDE WAY	3	1	1499	1947	6157	\$1,050,000
PENMAR AVE	3	1	1050	1945	5500	\$1,175,000
VICTORIA AVE	3	2	1354	1947	4521	\$1,195,000
VENICE WAY	0	1	280	1926	1912	\$1,300,000
GARFIELD AVE	4	1	1263	1947	4205	\$1,400,000
VAN BUREN AVE	3	3	2100	1964	4203	\$1,500,000
SUPERBA AVE	2	2	776	1922	3149	\$1,535,000
CLOY AVE	3	2	1317	1975	3604	\$1,650,000
AMOROSO PL	2	2	984	1921	3151	\$1,725,000
WARREN AVE	3	3	1713	1946	4402	\$1,760,000
BROOKS AVE	4	3	2030	1948	2177	\$1,777,000
DELL AVE	3	1	1199	1942	5212	\$1,800,000
MARCO PL	2	1	933	1913	3330	\$1,850,000
INDIANA AVE	3	3	2670	1925	4800	\$2,368,600
CALIFORNIA AVE	4	4	3112	2015	3201	\$2,425,000
MARIAN PL	4	2	2608	1905	7001	\$2,512,250
RIALTO AVE	4	5	3000	2002	2402	\$3,250,000
RIALTO AVE	4	2	2517	1910	7200	\$5,100,000
TOTAL SALES						\$37,452,850
AVERAGE SALE PRICE						\$1,872,643
AVERAGE \$ PER SQ FT						\$1,145

RESIDENTIAL INCOME SALES . SEPTEMBER . 2015							
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE	
MAIN ST	2	2	2	972	1949	1702	\$1,100,000
MARIAN PL	2	2	2	1400	1924	4500	\$1,400,250
MILWOOD AVE	2	4	2	1611	1947	4251	\$1,530,000
OCEAN FRONT WALK	5	2	5	2300	1965	2518	\$1,955,000
BROOKS AVE	3	3	3	636	1912	6033	\$2,150,000
WAVECREST AVE	2	6	4	2160	1980	2698	\$2,300,000
PALMS BLVD	2	5	3	2572	1940	10892	\$2,525,000
VENICE BLVD	3	6	3	2668	1932	13061	\$3,200,000
TOTAL SALES						\$16,160,250	
AVERAGE SALE PRICE						\$2,020,031	
AVERAGE \$ PER SQ FT						\$1,129	

CONDOMINIUM SALES . SEPTEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
MAIN ST	2	3	1941	2011		\$1,570,000
MAIN ST	2	3	1966	2011		\$1,625,000
INNES PL	2	3	1966	2011		\$1,625,000
TOTAL SALES						\$4,820,000
AVERAGE SALE PRICE						\$1,606,667
AVERAGE \$ PER SQ FT						\$821

COMMERCIAL SALES . SEPTEMBER . 2015						
STREET		BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OCEAN FRONT WALK			5612	1922	8206	\$6,550,000

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



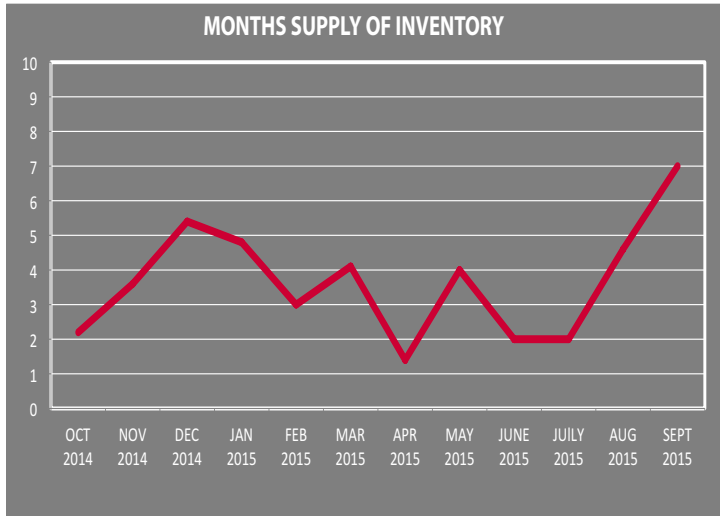
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



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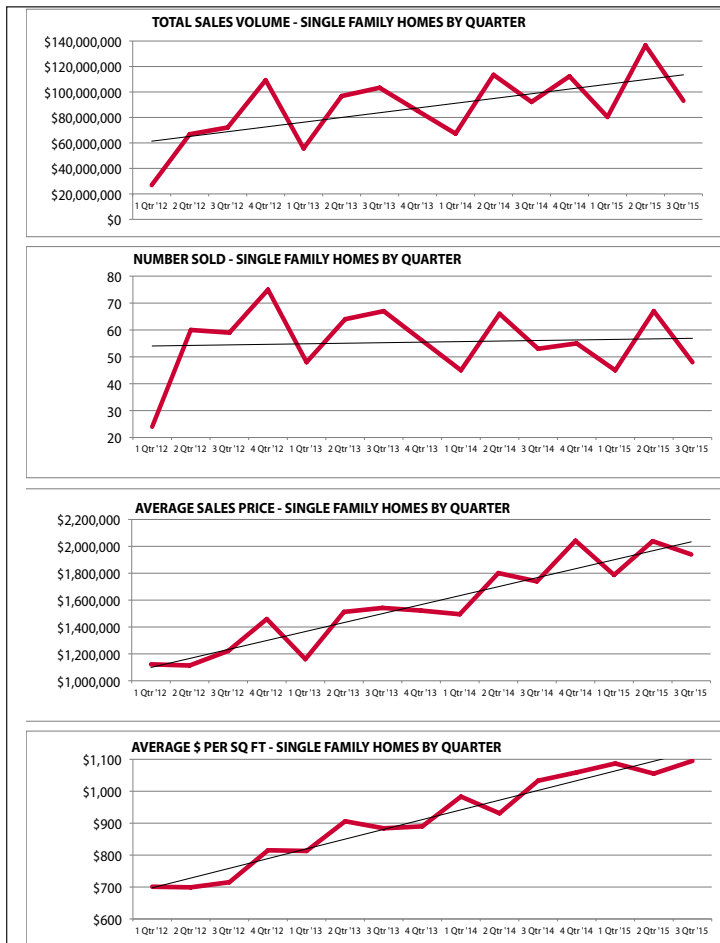
Number of Months Needed to Sell the Active Inventory by Month for the Past Year



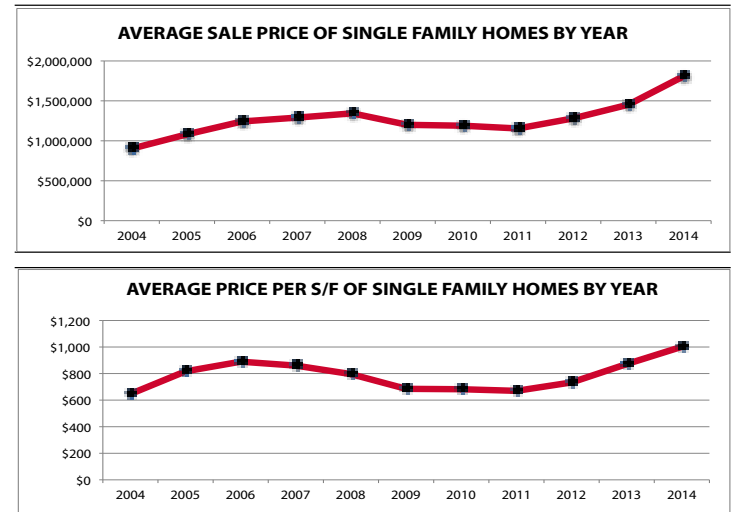
September Home Sales Stats As Compared to Last Month and a Year Ago



Trend Lines for the Past 3 Years of Venice Single Family Home Sales Reflect Level # Sold at Higher Prices



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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