

### The List of All Venice Sales in October

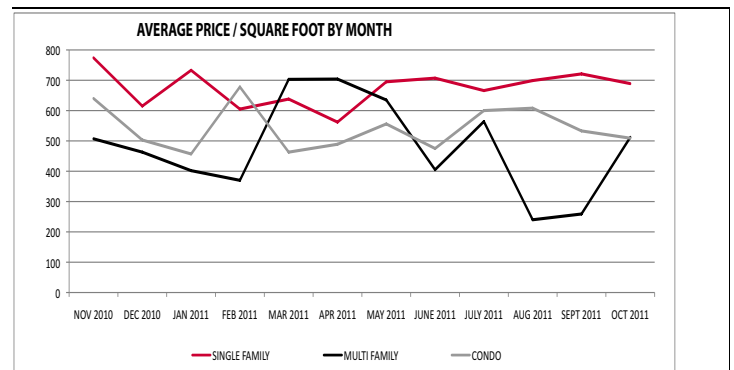
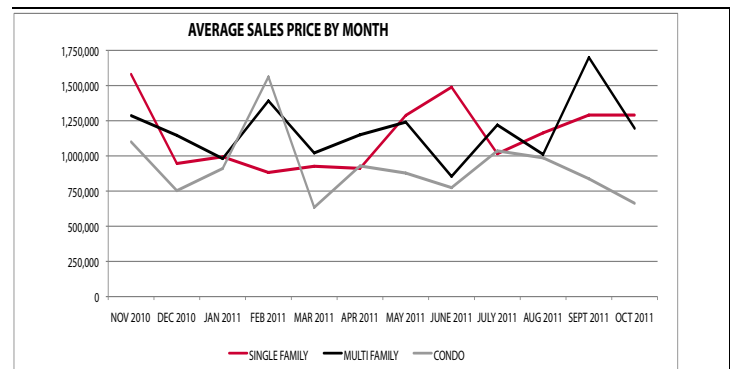
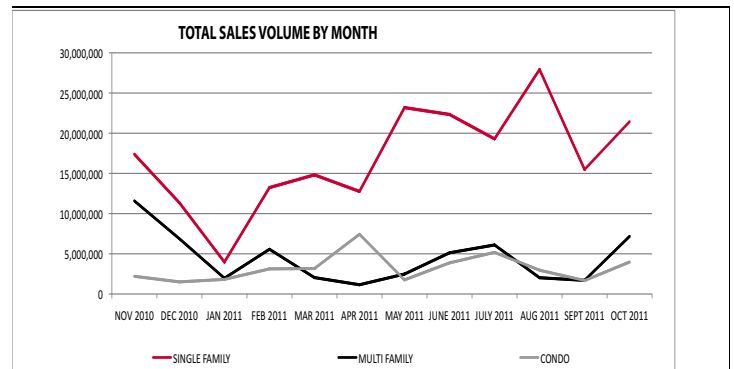
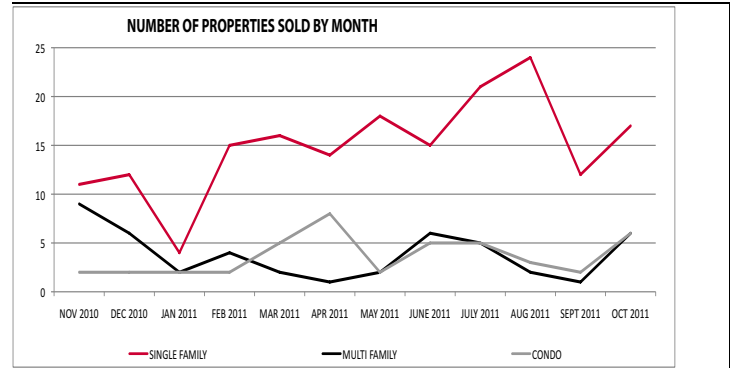
SINGLE FAMILY SALES . OCTOBER . 2011						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIALTO AVE	1	1	440	1942	2550	\$650,000
APPLEBY ST	3	1	1213	1951	5000	\$690,000
BEACH AVE	2	1	736	1947	3650	\$700,000
BROADWAY ST	2	1	1144	1912	5201	\$750,000
PENMAR AVE	3	2.5	2429	1996	3506	\$759,000
WINDWARD AVE	2	1	824	1911	4029	\$760,000
DIMMICK AVE	2	2	1465	1941	4158	\$899,000
AMOROSO PL	2	2	1178	1961	3330	\$1,050,000
GRAYSON AVE	4	2	1640	1951	4988	\$1,135,000
VENICE WAY	3	4	2548	2009	2995	\$1,200,000
BOONE AVE	3	1.75	1714	1953	3780	\$1,220,000
RIALTO AVE	3	3	3013	2004	2550	\$1,725,000
OXFORD AVE	4	3	3005	2001	7220	\$1,840,000
AMOROSO PL	4	2.5	2525	1921	3330	\$1,950,000
MCKINLEY AVE	3	3	3219	1948	3640	\$1,970,000
NOWITA PL	3	3	2404	2009	3145	\$2,025,000
OAKWOOD AVE	3	2	1634	1930	5170	\$2,120,000
<b>TOTAL SALES</b>						<b>\$21,443,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$1,261,353</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$689</b>

RESIDENTIAL INCOME SALES . OCTOBER . 2011							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIALTO AVE	2	4	2	1134	1923	2552	\$850,000
HORIZON AVE	6	7	6	3135	1906	2700	\$1,000,000
SUNSET AVE	4	8	4	3224	1960	4791	\$1,050,000
WESTMINSTER AVE	4	5	4	2472	1915	5183	\$1,077,200
WESTMINSTER AVE	4	7	4.5	2414	1925	5183	\$1,077,200
OAKWOOD AVE	3	2	1634	1930	5170		\$2,120,000
<b>TOTAL SALES</b>							<b>\$7,174,400</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,195,733</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$512</b>

CONDOMINIUM SALES . OCTOBER . 2011						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
ABBOT KINNEY BLVD	2	3	892	1985		\$320,000
SUNSET AVE	2	1.75	1056	1980		\$516,000
5TH AVE	2	2	1265	2002		\$649,000
ELECTRIC AVE	1	1	1205	2000		\$790,000
HAMPTON DR	1	1.5	1451	2004		\$819,000
VERNON AVE	3	2	1942	1992		\$885,000
<b>TOTAL SALES</b>						<b>\$3,979,000</b>
<b>AVERAGE SALE PRICE</b>						<b>\$663,167</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$509</b>

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

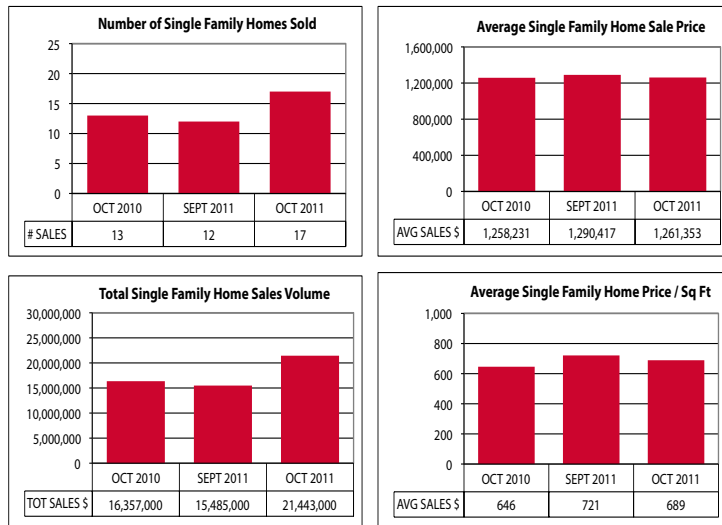
### A Comparison of the Sales Statistics for All Property Types for the Past Year



... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322  
310.823.3129 | 310.773.6945 | [www.venicebeachliving.com](http://www.venicebeachliving.com)

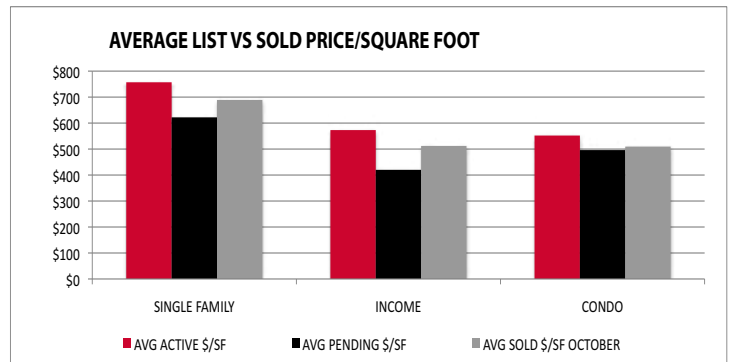
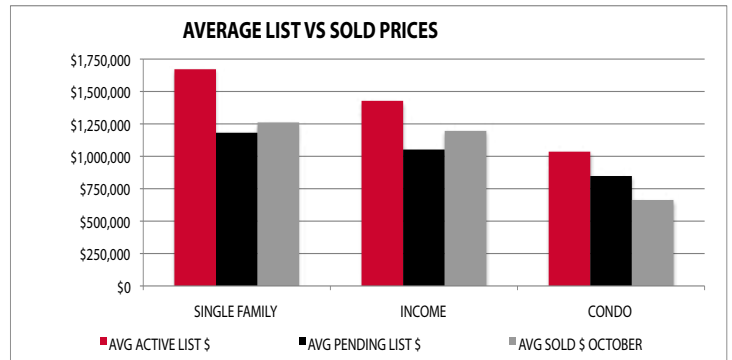
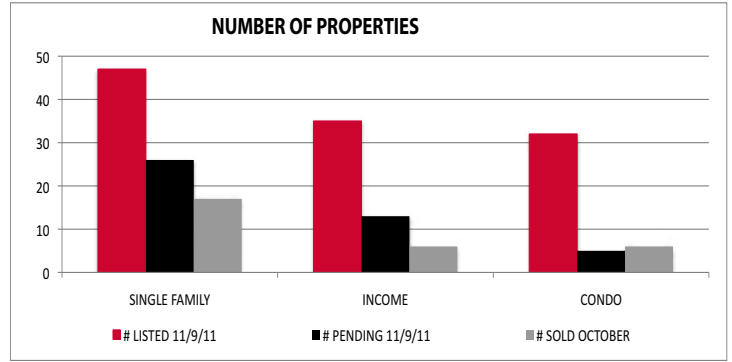
### October Home Sales Stats As Compared to Last Month and a Year Ago



### October Stats by Property Type

	SINGLE FAMILY	INCOME	CONDO
# LISTED 11/9/11	47	35	32
TOTAL \$ LISTED	\$78,558,999	\$49,973,900	\$33,139,000
AVG ACTIVE LIST \$	\$1,671,468	\$1,427,826	\$1,035,594
AVG ACTIVE \$/SF	\$757	\$573	\$552
AVG ACTIVE DOM	64.8	105	101
MEDIAN ACTIVE LIST \$	\$1,495,000	\$1,200,000	\$1,049,500
# PENDING 11/9/11	26	13	5
TOTAL \$ PENDING	\$30,722,826	\$13,677,459	\$4,239,795
AVG PENDING LIST \$	\$1,181,647	\$1,052,112	\$847,959
AVG PENDING \$/SF	\$622	\$420	\$496
AVG PENDING DOM	83.5	74.8	50.2
MEDIAN LIST \$	\$934,950	\$1,000,000	\$724,900
# SOLD OCTOBER	17	6	6
TOTAL \$ SOLD OCTOBER	\$21,443,000	\$7,174,400	\$3,979,000
AVG SOLD \$ OCTOBER	\$1,261,353	\$1,195,733	\$663,167
AVG SOLD \$/SF OCTOBER	\$689	\$512	\$509

### 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.



... a boutique real estate brokerage serving Venice . CA

CJ Cole | Broker Owner | Venice Beach Living | BRE #00960322  
310.823.3129 | 310.773.6945 | www.venicebeachliving.com