

## The List of All Venice Sales in October

SINGLE FAMILY SALES . OCTOBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	3	1	1125	1947	4000	\$900,000
RIALTO AVE	2	1	912	1913	1682	\$950,000
VAN BUREN AVE	2	2	1432	1929	4200	\$1,075,000
VERNON AVE	3	2	1694	1960	6575	\$1,160,000
GLYNDON AVE	2	1	1008	1931	5767	\$1,212,500
AMOROSO PL	3	1	1125	1947	5869	\$1,235,000
SUNSET AVE	2	1	916	1952	4802	\$1,325,000
GRAND BLVD	3	2	1368	1922	2700	\$1,375,000
HAMPTON DR	2	1	855	1953	3006	\$1,400,000
WILSON AVE	2	2	1305	1950	3600	\$1,575,000
INDIANA AVE	3	3	2233	1923	4808	\$1,600,000
LOUELLA AVE	5	4	2398	1947	5460	\$1,717,000
OXFORD AVE	4	3	3005	2001	4761	\$2,015,000
LOUELLA AVE	4	4	3279	2014	5199	\$2,180,000
PACIFIC AVE	4	5	3300	2014	2401	\$2,425,000
WALNUT AVE	4	3	3208	2008	5731	\$2,925,000
NOWITA PL	4	3	3145	1994	3400	\$3,825,000
VIENNA WAY	5	6	4589	2014	10894	\$4,700,000
26TH AVE	3	4	4034	1935	5043	\$10,000,000
<b>TOTAL SALES</b>						<b>\$43,594,500</b>
<b>AVERAGE SALE PRICE</b>						<b>\$2,294,447</b>
<b>AVERAGE \$ PER SQ FT</b>						<b>\$1,065</b>

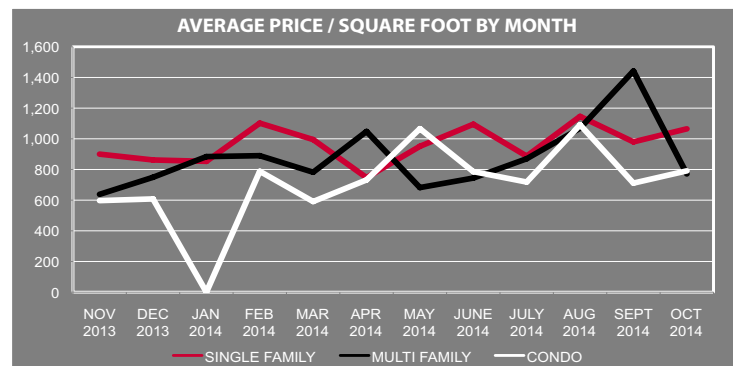
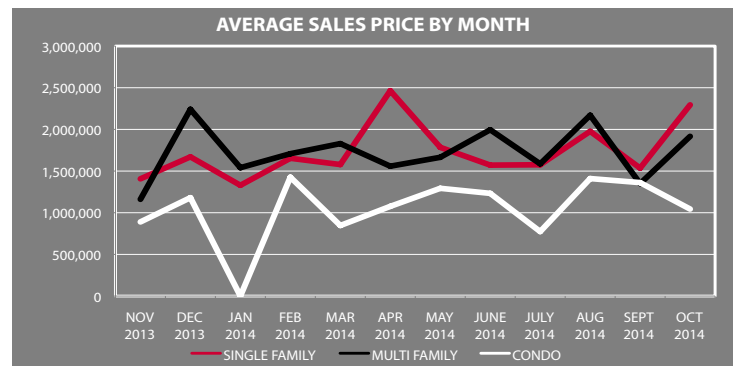
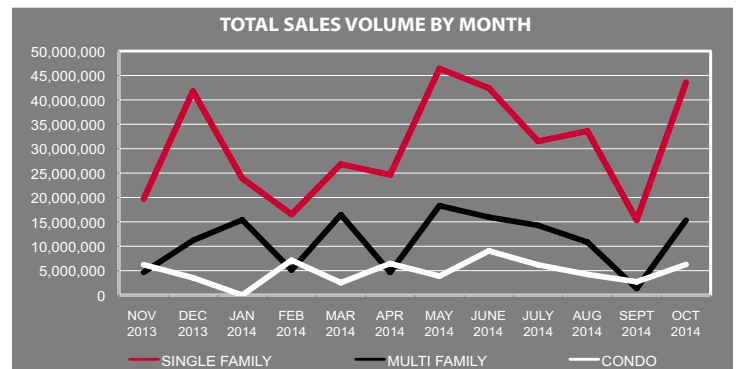
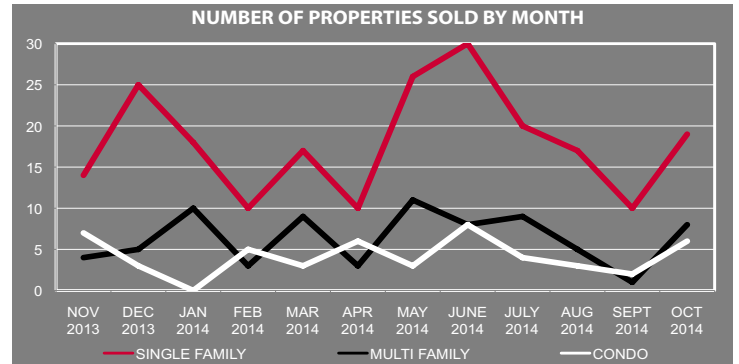
RESIDENTIAL INCOME SALES . OCTOBER . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENEZIA AVE	2	2	2	1436	1923	3675	\$1,350,000
PENMAR AVE	2	3	3	1654	1949	6203	\$1,400,000
OCEAN AVE	2	2	3	1774	1915	2606	\$1,482,750
GRAND BLVD	3	2	3	1318	1956	3106	\$1,600,000
DUDLEY AVE	4	6	6	3324	1964	3512	\$1,800,000
PRESTON WAY	2	4	3	2376	1938	10893	\$2,000,000
DUDLEY AVE	7	4	8	5232	1972	3560	\$2,400,000
GRAND CANAL	4	8	4	2772	1948	5264	\$3,300,000
<b>TOTAL SALES</b>							<b>\$15,332,750</b>
<b>AVERAGE SALE PRICE</b>							<b>\$1,916,594</b>
<b>AVERAGE \$ PER SQ FT</b>							<b>\$771</b>

CONDOMINIUM SALES . OCTOBER . 2014					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	2	1033	1980	\$785,000
SUNSET AVE	2	3	1380	2012	\$950,000
BREEZE AVE	2	2	1168	1976	\$995,000
ROSE AVE	2	3	1370	1992	\$1,050,000
5TH AVE	1	2	1608	1999	\$1,235,000
HAMPTON DR	2	2	1358	2004	\$1,250,000
<b>TOTAL SALES</b>					<b>\$6,265,000</b>
<b>AVERAGE SALE PRICE</b>					<b>\$1,044,167</b>
<b>AVERAGE \$ PER SQ FT</b>					<b>\$791</b>

VACANT LAND SALES . OCTOBER . 2014			
STREET	LOT SZ	SALE PRICE	
RENNIE AVE	2125	\$1,635,000	

COMMERCIAL SALES . OCTOBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ZENO PL	2	1	576	1923	3112	\$1,875,000

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



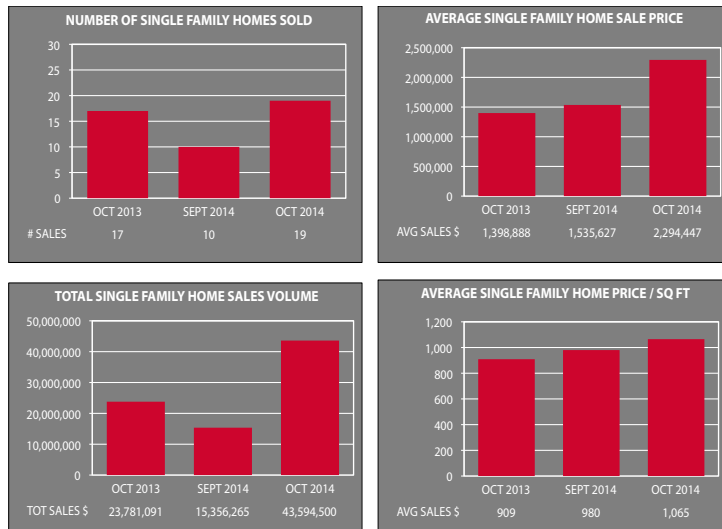
Sales are for all of Venice and do not necessarily represent sales of CJ Cole. Information is compiled from CoreLogic® and the MLS/CLAW.



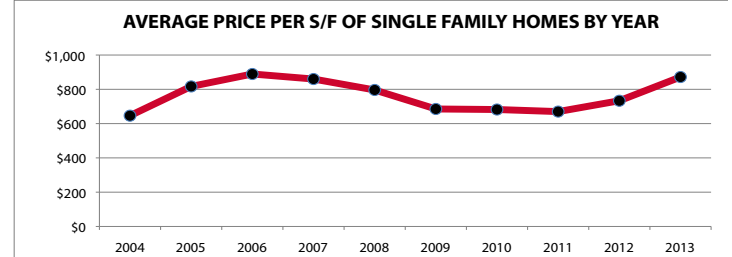
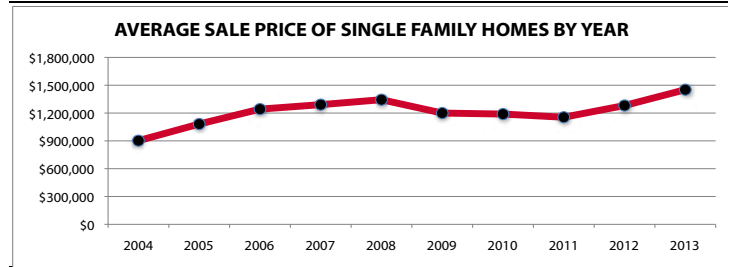
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### October Home Sales Stats As Compared to Last Month and a Year Ago

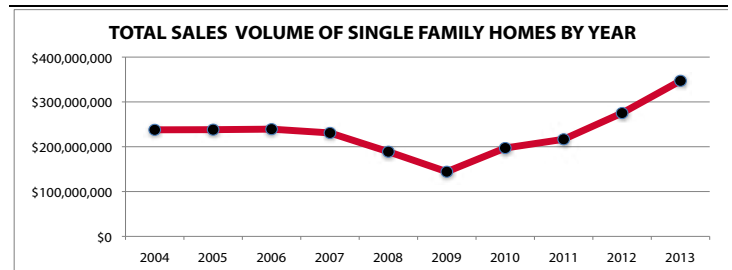
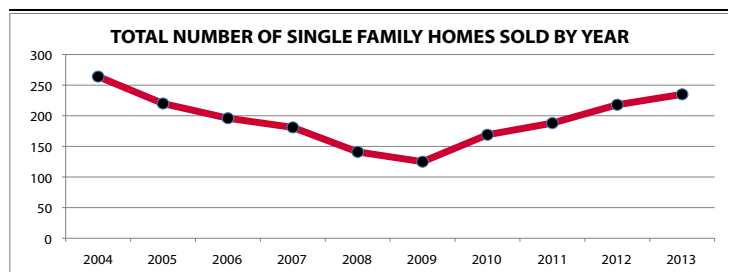


### Single Family Home Sales for Past 11 Years



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Oct-14	1,975,523	1,400,000	948
	Change	<b>32%</b>	<b>0%</b>	<b>0%</b>
	Sep-14	1,494,559	1,400,000	951
	Oct-14	1,975,523	1,400,000	948
	Change	<b>31%</b>	<b>8%</b>	<b>26%</b>
	Oct-13	1,503,096	1,300,000	753
SINGLE FAMILY	Oct-14	2,294,447	1,575,000	1,065
	Change	<b>49%</b>	<b>9%</b>	<b>9%</b>
	Sep-14	1,535,627	1,448,133	980
	Oct-14	2,294,447	1,575,000	1,065
	Change	<b>64%</b>	<b>19%</b>	<b>17%</b>
	Oct-13	1,398,888	1,325,000	909
RES INCOME	Oct-14	1,916,594	1,700,000	771
	Change	<b>42%</b>	<b>26%</b>	<b>-47%</b>
	Sep-14	1,350,000	1,350,000	1,442
	Oct-14	1,916,594	1,700,000	771
	Change	<b>-9%</b>	<b>-18%</b>	<b>29%</b>
	Oct-13	2,117,083	2,085,000	597
CONDOMINIUM	Oct-14	1,044,167	1,022,500	791
	Change	<b>-23%</b>	<b>-25%</b>	<b>11%</b>
	Sep-14	1,361,500	1,361,500	711
	Oct-14	1,044,167	1,022,500	791
	Change	<b>2%</b>	<b>-4%</b>	<b>25%</b>
	Oct-13	1,025,000	1,062,500	631



### 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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