

The List of All Venice Sales in November

SINGLE FAMILY SALES . NOVEMBER . 2014

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
AMOROSO PL	3	1	1125	1947	4332	\$950,000
LOUELLA AVE	2	1	888	1941	5452	\$1,170,000
CRESTMORE PL	2	1	802	1922	2917	\$1,230,000
WESTMINSTER AVE	3	2	1452	1913	5205	\$1,565,000
WASHINGTON WAY	2	1	952	1925	4204	\$1,575,000
CLOY AVE	3	2	1238	1950	3597	\$1,575,000
VICTORIA AVE	3	3	2480	1923	4005	\$1,585,000
WESTMINSTER AVE	2	1	1011	1916	5202	\$1,750,000
SUPERIOR AVE	2	1	1234	1923	7806	\$1,750,000
APPLETON WAY	3	2	1492	1954	10924	\$2,225,000
PLEASANTVIEW AVE	3	3	2750	2014	4248	\$2,519,000
CARROLL CANAL	4	4	3151	2003	2851	\$2,750,000
SUNSET AVE	3	5	3156	2013	4801	\$3,050,000
EASTERN CANAL	3	3	2606	2004	2701	\$3,150,000
TOTAL SALES						\$26,844,000
AVERAGE SALE PRICE						\$1,917,429
AVERAGE \$ PER SQ FT						\$1,103

RESIDENTIAL INCOME SALES . NOVEMBER . 2014

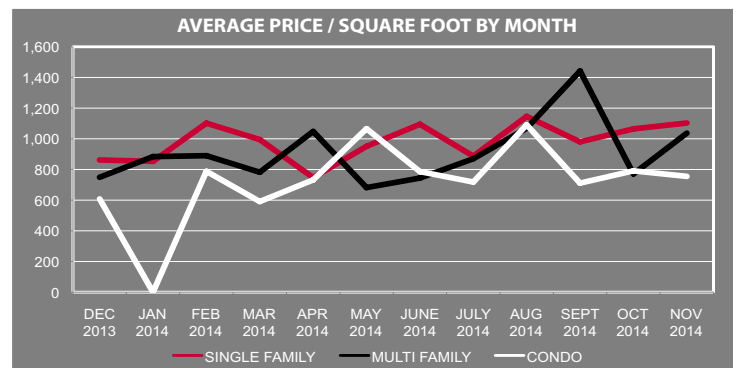
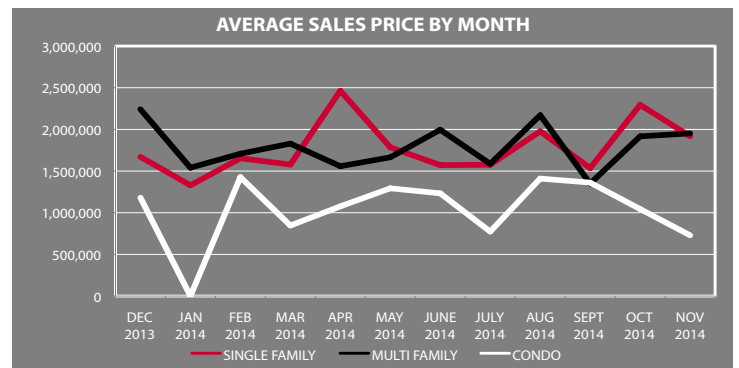
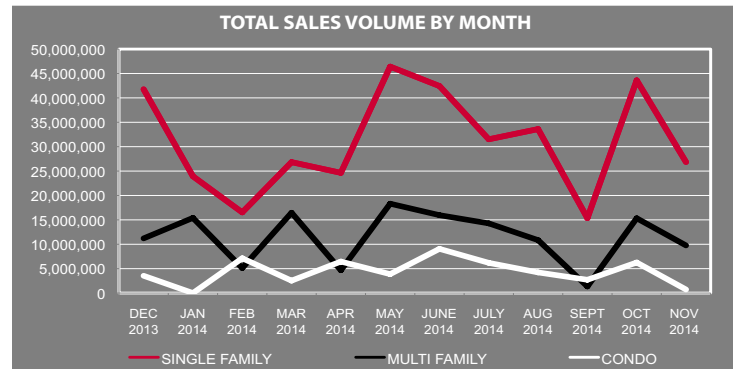
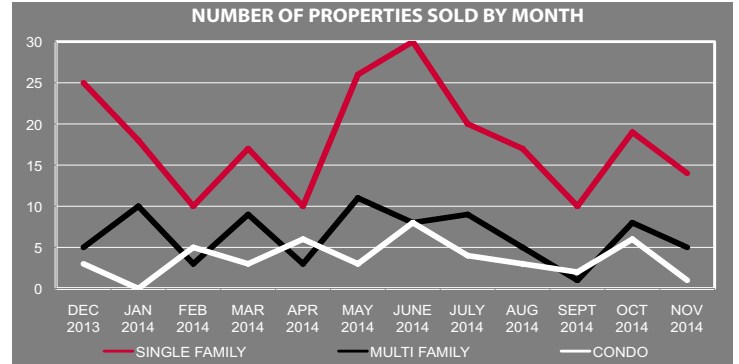
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIALTO AVE	2	3	2	1091	1953	2624	\$1,269,000
WAVECREST AVE	2	2	2	1118	1922	2698	\$1,705,000
LINDEN AVE	2	3	3	2288	1952	3909	\$1,925,000
MARCO PL	3	3	3	1728	1923	6120	\$2,300,000
WAVECREST AVE	3	6	5	3189	1908	2698	\$2,560,450
TOTAL SALES							\$9,759,450
AVERAGE SALE PRICE							\$1,951,890
AVERAGE \$ PER SQ FT							\$1,037

CONDOMINIUM SALES . NOVEMBER . 2014

STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
S VENICE BLVD	2	2	966	1973	6639	\$729,000
TOTAL SALES						\$729,000
AVERAGE SALE PRICE						\$729,000
AVERAGE \$ PER SQ FT						\$755

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

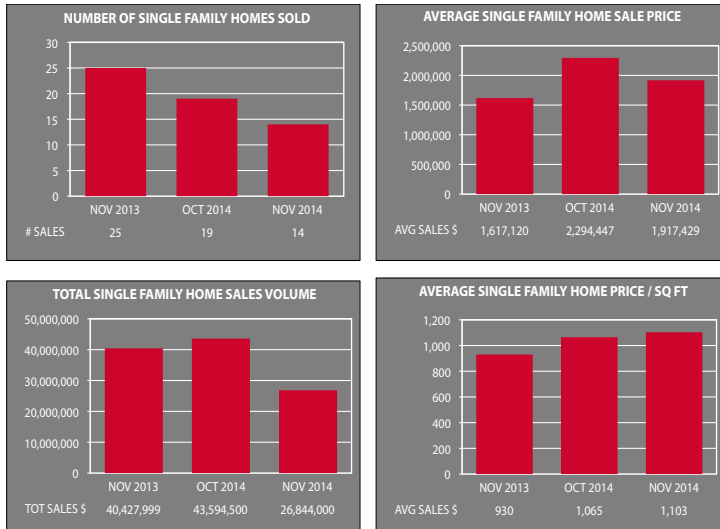
A Comparison of the Sales Statistics for All Property Types for the Past Year



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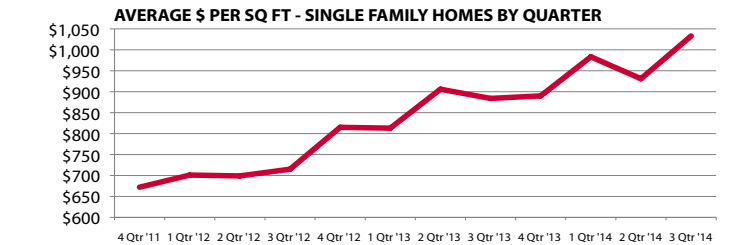
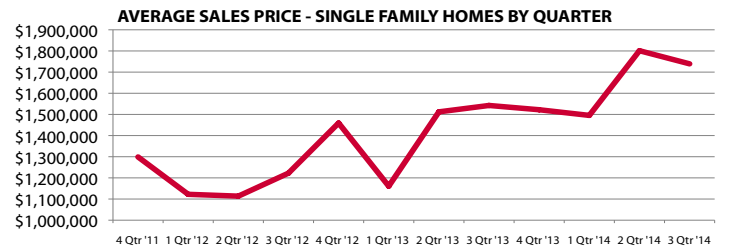
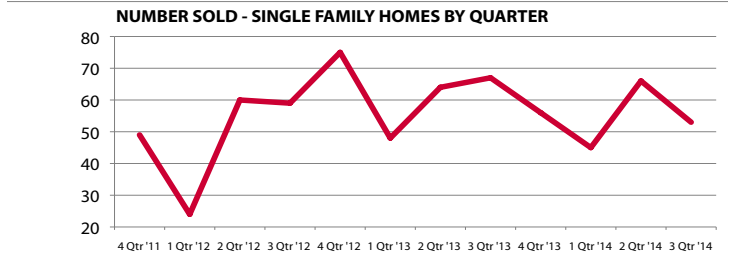
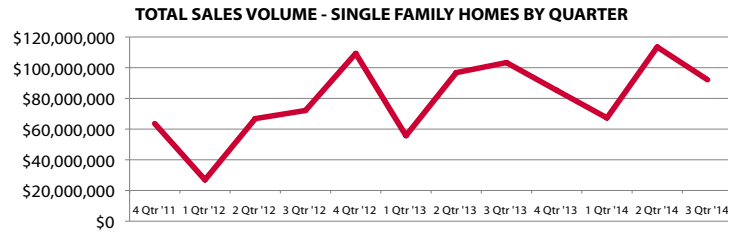
November Home Sales Stats As Compared to Last Month and a Year Ago



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Nov-14	1,866,623	1,727,500	1,075
	Change	-6%	23%	13%
	Oct-14	1,975,523	1,400,000	948
	Nov-14	1,866,623	1,727,500	1,075
	Change	53%	58%	39%
	Nov-13	1,222,670	1,095,000	772
SINGLE FAMILY	Nov-14	1,917,429	1,667,500	1,103
	Change	-16%	6%	4%
	Oct-14	2,294,447	1,575,000	1,065
	Nov-14	1,917,429	1,667,500	1,103
	Change	36%	38%	23%
	Nov-13	1,406,804	1,212,500	900
RES INCOME	Nov-14	1,951,890	1,925,000	1,037
	Change	2%	13%	35%
	Oct-14	1,916,594	1,700,000	771
	Nov-14	1,951,890	1,925,000	1,037
	Change	68%	83%	63%
	Nov-13	1,161,000	1,049,500	638
CONDOMINIUM	Nov-14	729,000	729,000	755
	Change	-30%	-29%	-5%
	Oct-14	1,044,167	1,022,500	791
	Nov-14	729,000	729,000	755
	Change	-18%	-19%	26%
	Nov-13	889,643	899,000	597

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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