

The List of All Venice Sales in December

SINGLE FAMILY SALES . DECEMBER . 2012						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PACIFIC AVE	2	1	810	1949	2,250	735,000
GRANT AVE	2	1	1150	1926	4,197	775,000
LINDEN AVE	2	1	724	1922	3,587	800,000
INDIANA AVE	2	3	1216	1948	4,808	817,500
GRAND BLVD	2	1	855	1953	2,250	830,000
PENMAR AVE	3	2.5	2007	1996	3,507	835,000
APPLEBY ST	3	2	1440	1951	7,395	850,000
CLARK AVE	2	1	784	1948	3600	856,500
SUNSET AVE	2	1	1166	1921	5,557	1,000,000
INDIANA AVE	3	3	2670	1925	4,800	1,026,500
VENEZIA AVE	3	2	1358	1924	3,678	1,052,000
VERNON AVE	3	2	1358	1920	6,002	1,075,000
PADUA PL	3	1.75	2000	1911	5,096	1,100,000
MARCO PL	1	1	440	1939	3,329	1,100,000
VICTORIA AVE	3	4	2013	1925	4,715	1,145,000
AMOROSO PL	3	2	1015	1954	3,332	1,166,000
CLUNE AVE	2	2	1471	1942	5,154	1,300,000
WESTMINSTER AVE	2	2	2012	2001	5,209	1,575,000
CABRILLO AVE	4	3.5	2350	2012	2,700	1,825,000
MAIN ST	2	1	921	1952	5,925	1,900,000
HOWLAND CANAL	2	3	2454	1979	2,849	2,010,000
GRAND CANAL	3	4	2665	1988	2,688	2,175,000
VENICE WAY	4	3	3222	2009	2,244	2,175,000
MILWOOD AVE	3	4	3574	2007	4,375	2,550,000
BROOKS AVE	4	4	4000	2012	5,203	2,770,000
WINDWARD AVE	3	3	3312	2007	2,046	2,950,000
HOWLAND CANAL	4	4	2500	1983	5,700	3,550,000
TOTAL SALES						\$39,943,500
AVERAGE SALE PRICE						\$1,479,389
AVERAGE \$ PER SQ FT						\$807

RESIDENTIAL INCOME SALES . DECEMBER . 2012							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SUPERBA AVE	2	3	3	1312	1920	3,399	1,182,675
VENICE WAY	2	2	3	1793	1947	4,150	1,199,000
BROOKS AVE	5	5	5	2310	1910	10,410	1,250,000
OZONE AVE	2	4	3.5	3100	1908	2,994	2,800,000
TOTAL SALES							\$6,431,675
AVERAGE SALE PRICE							\$1,607,919
AVERAGE \$ PER SQ FT							\$755

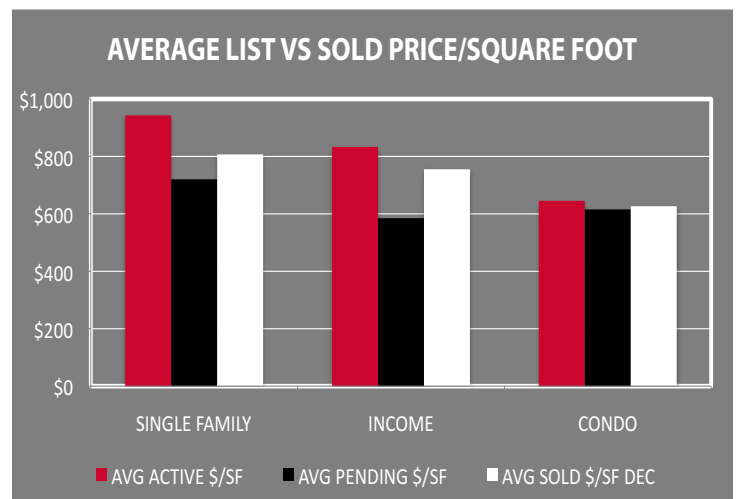
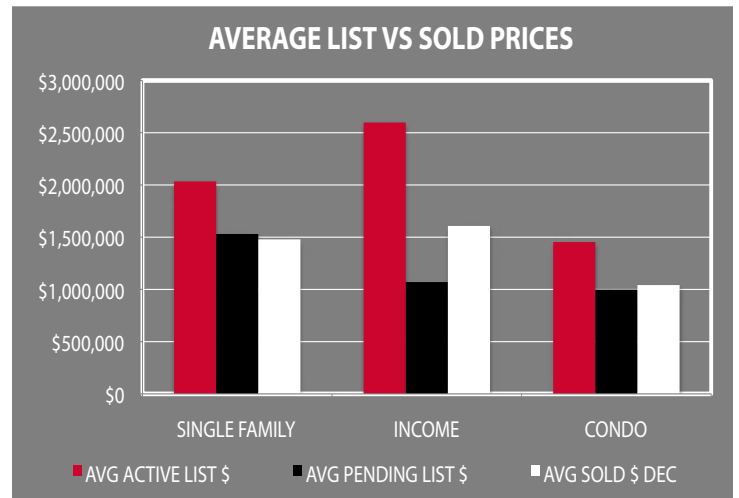
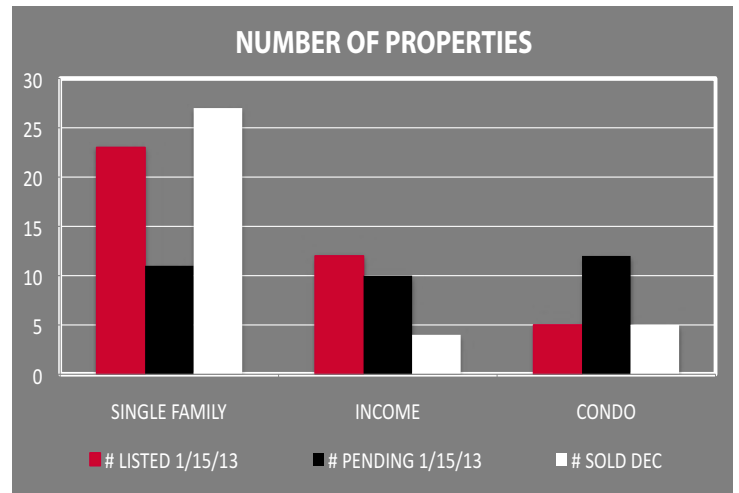
CONDOMINIUM SALES . DECEMBER . 2012						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
NAVY ST	1	1	619	1973		469,000
VERNON AVE	4	3	1920	2005		975,000
ABBOT KINNEY	2	1.5	985	2005		985,000
MILDRED AVE	3	3	2094	1981		1,120,000
ABBOT KINNEY	2	4	2694	2005		1,660,000
TOTAL SALES						\$5,209,000
AVERAGE SALE PRICE						\$1,041,800
AVERAGE \$ PER SQ FT						\$627

COMMERCIAL SALES . DECEMBER . 2012						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
ABBOT KINNEY BLVD			926	1964	2,738	2,350,000
ROSE AVE			2151	1938	6,057	3,300,000

VACANT LAND SALES . DECEMBER . 2012						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
OCEAN FRONT				2,520		2,350,000

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

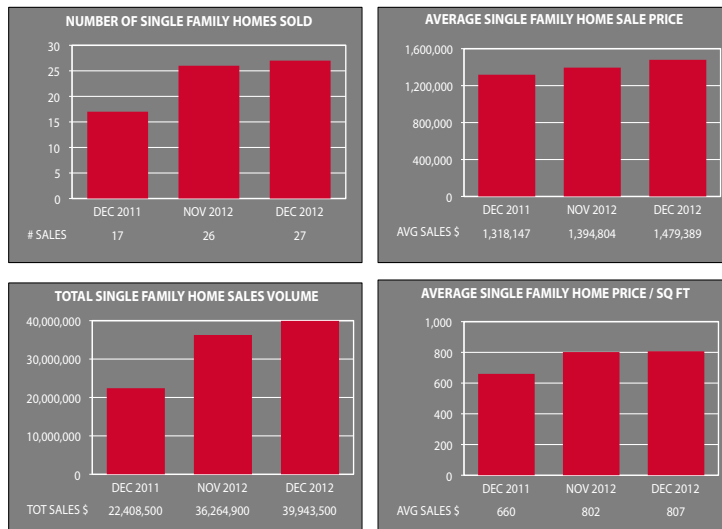
A Comparison of the Sales Statistics for All Property Types for the Past Year



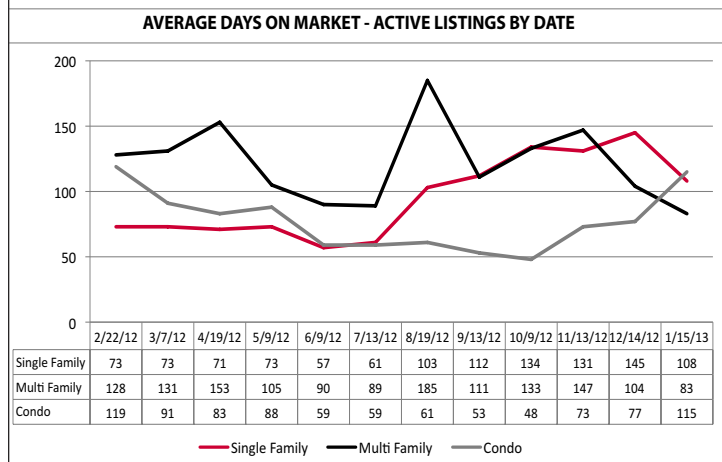
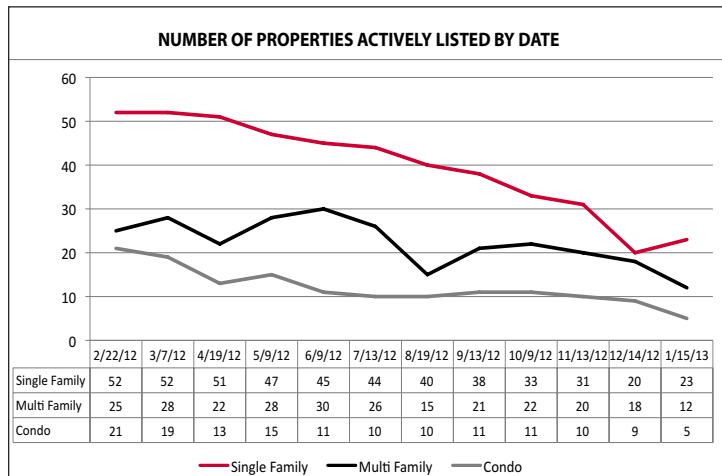
... a boutique real estate brokerage serving Venice . CA

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

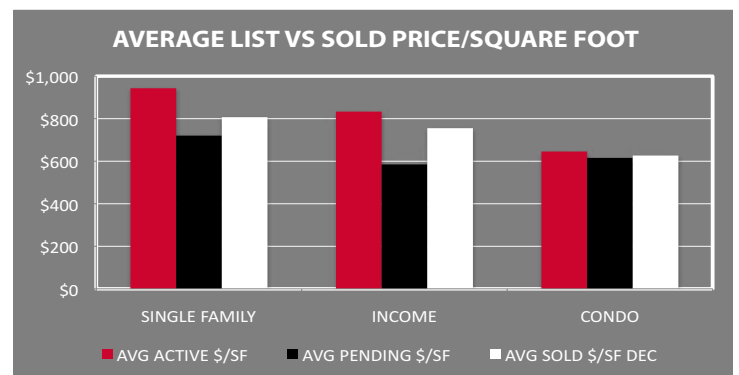
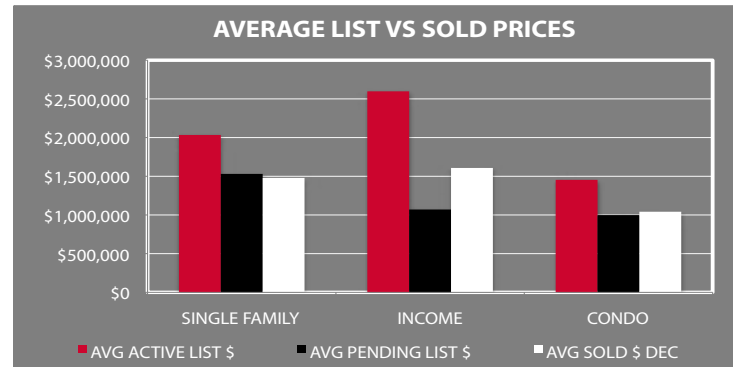
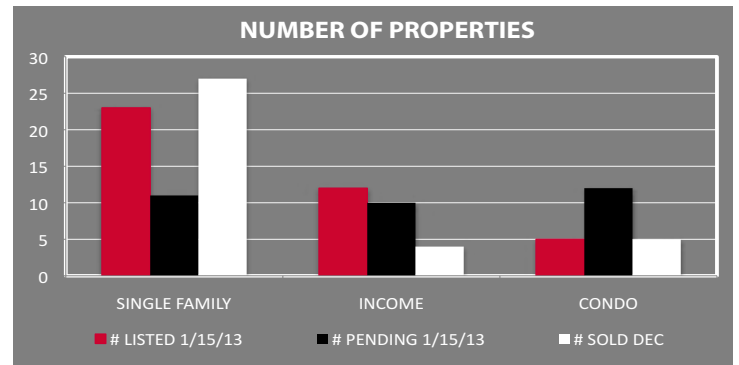
December Home Sales Stats As Compared to Last Month and a Year Ago



Past Year's Look at the Number of Properties Actively Listed and the Days on Market for All Property Types



Active and Pending Listings vs Last Month's Sales



About My Stats ...

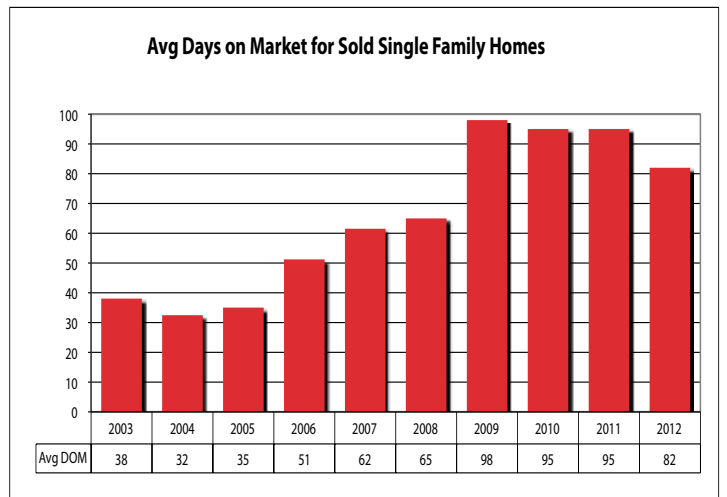
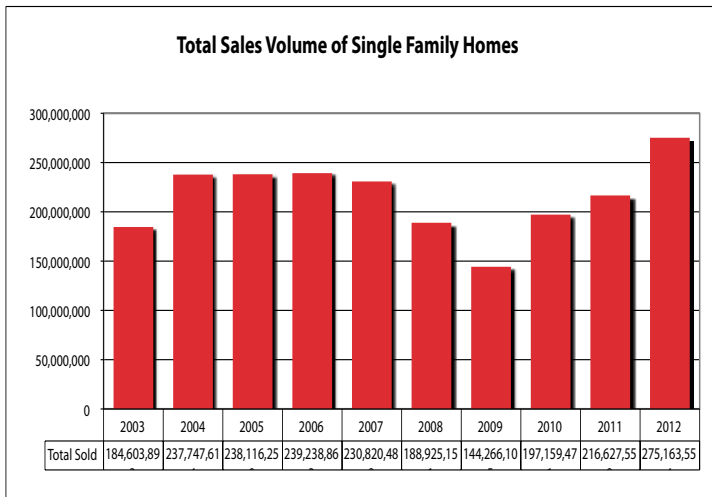
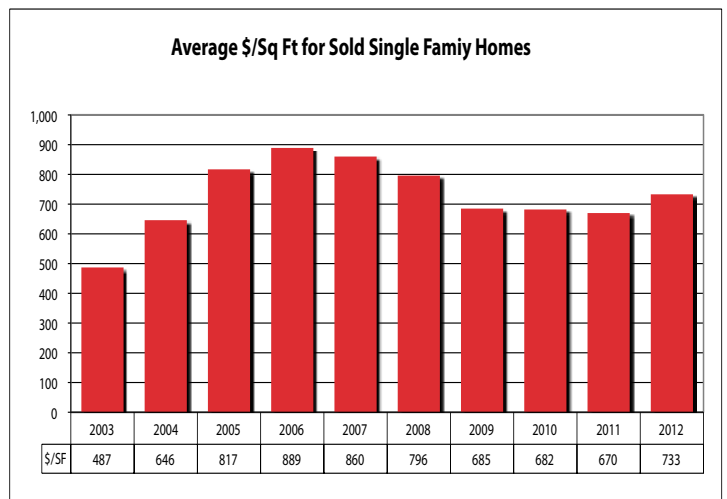
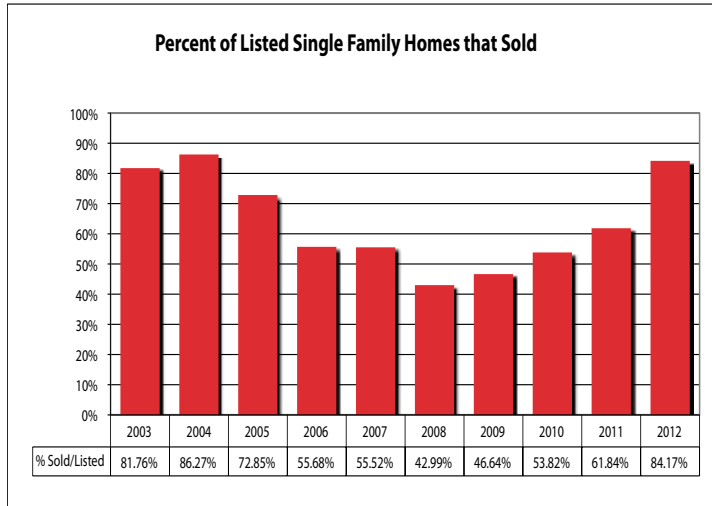
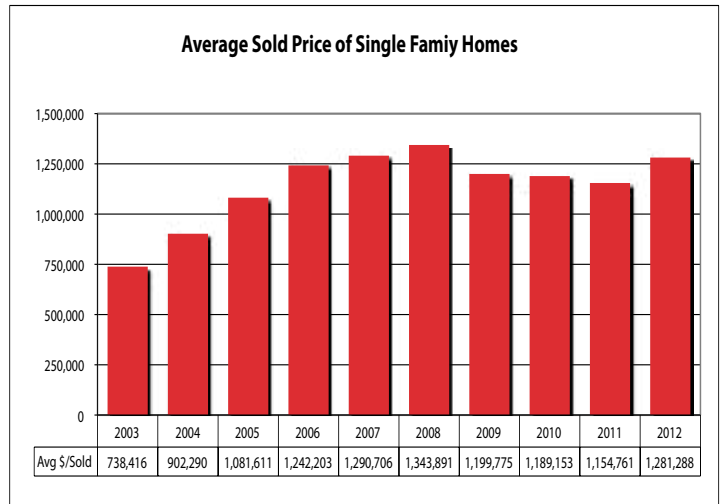
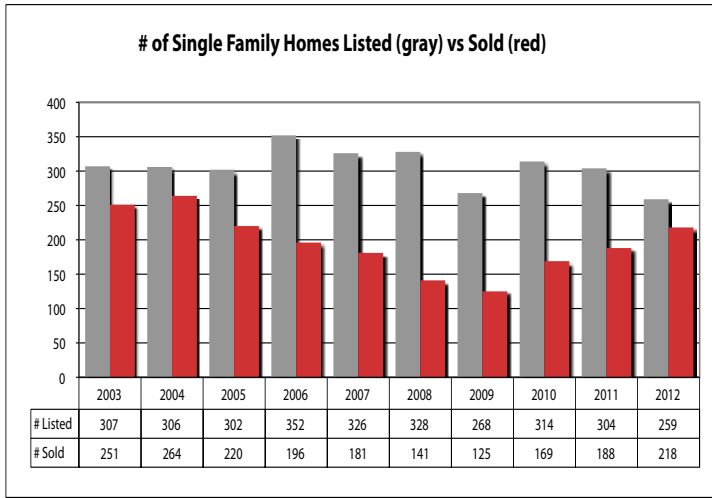
WHY MY STATISTICS ARE MORE ACCURATE than either those from the Multiple Listing Service or the Los Angeles County Tax Records (used for the Los Angeles Times reports) ... First of all, I must state, no sources are absolutely perfectly accurate (even mine) !!! However, by merging the data from both of 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

Venice Single Family Home Sales Stats for the Past 10 Years



... 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