

The List of All Venice Sales in December

SINGLE FAMILY SALES . DECEMBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALMS BLVD	3	2	972	1923	5698	\$920,000
SAN JUAN AVE	2	2	1056	1912	1344	\$925,000
CLUBHOUSE AVE	2	1	1068	1911	2248	\$1,100,000
7TH AVE	3	2	1240	1912	4234	\$1,283,000
AMOROSO PL	2	1	768	1921	3589	\$1,475,000
CABRILLO AVE	2	1	820	1924	2550	\$1,485,000
SANTA CLARA AVE	2	2	1177	1920	5170	\$1,550,000
GLYNDON AVE	3	3	1558	1949	5954	\$1,594,000
SAN MIGUEL AVE	3	4	2000	2014	2178	\$1,600,000
AMOROSO PL	2	2	1900	1952	3330	\$1,600,000
INDIANA AVE	4	2	1637	1912	3780	\$1,652,000
BRYAN AVE	3	2	1370	1952	3898	\$1,655,000
BROOKS AVE	3	4	2000	2014	2178	\$1,700,000
BROOKS AVE	3	4	1931	2014	2163	\$1,775,000
LOUELLA AVE	4	4	2790	2014	5847	\$2,068,500
ROSE AVE	4	4	3085	1961	6250	\$2,150,000
MILWOOD AVE	3	2	2330	1985	4274	\$2,205,750
30TH AVE	3	4	3069	1992	2650	\$2,250,000
GLENCOE AVE	3	1.5	1676	1947	5778	\$2,400,000
VERNON AVE	3	3	2447	2009	4672	\$2,580,000
HOWLAND CANAL	4	3	2375	2007	2850	\$2,898,000
APPLETON WAY	5	5	4200	2014	10891	\$5,000,000
TOTAL SALES						\$41,866,250
AVERAGE SALE PRICE						\$1,903,011
AVERAGE \$ PER SQ FT						\$1,010

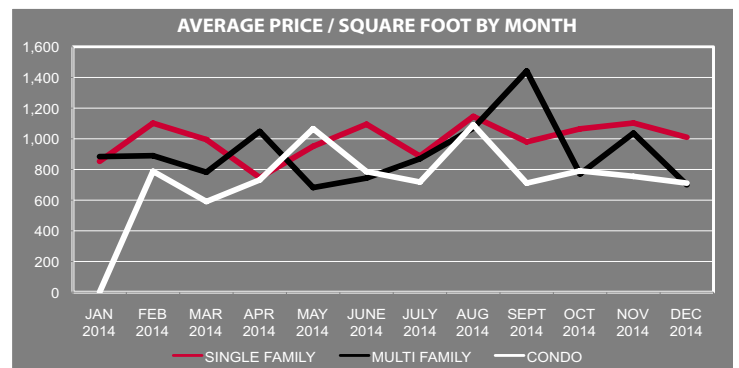
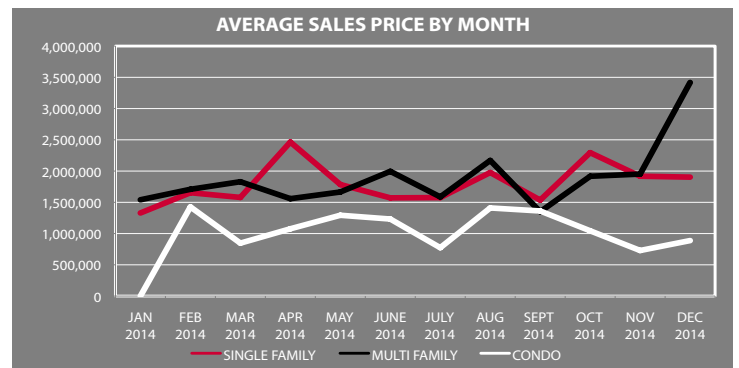
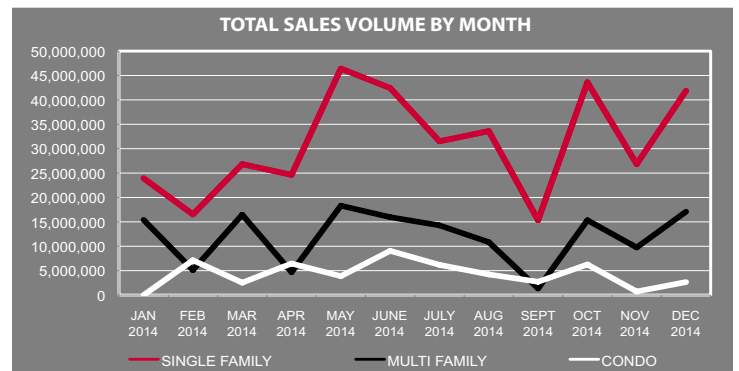
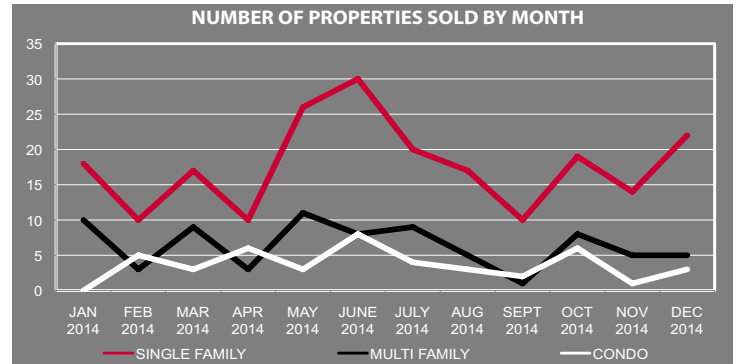
RESIDENTIAL INCOME SALES . DECEMBER . 2014							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
DUDLEY AVE	3	6	3	3707	1978	4609	\$1,620,675
HORIZON AVE	2	4	2	2242	1913	2850	\$1,995,000
S VENICE BLVD	2	5	4	4518	1990	3961	\$2,988,000
PALOMA AVE	6	4	6	2408	1910	7500	\$3,300,000
MAIN ST	6	12	18	11552	2011	7179	\$7,185,000
TOTAL SALES							\$17,088,675
AVERAGE SALE PRICE							\$3,417,735
AVERAGE \$ PER SQ FT							\$700

CONDOMINIUM SALES . DECEMBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
ABBOT KINNEY	2	3	924	1985		\$518,500
ABBOT KINNEY	2	2.5	898	1985		\$520,000
MILDRED AVE	1	3	1924	2007		\$1,625,000
TOTAL SALES						\$2,663,500
AVERAGE SALE PRICE						\$887,833
AVERAGE \$ PER SQ FT						\$711

COMMERCIAL SALES . DECEMBER . 2014						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
LINCOLN BLVD			3160	1940	9486	\$2,500,000

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

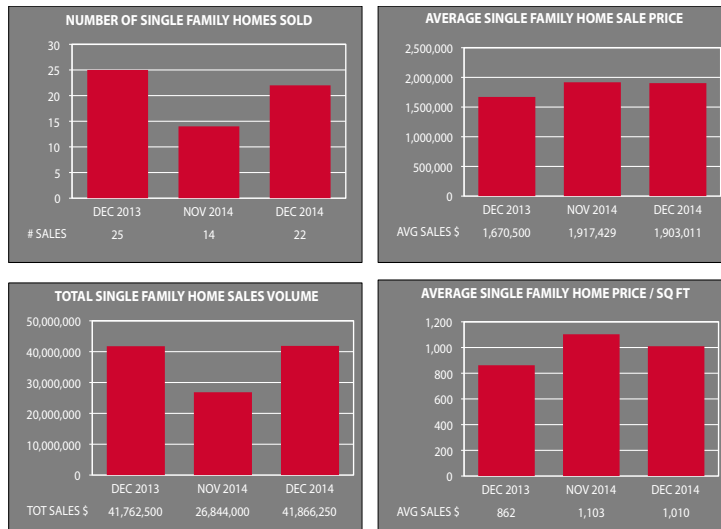
A Comparison of the Sales Statistics for All Property Types for the Past Year



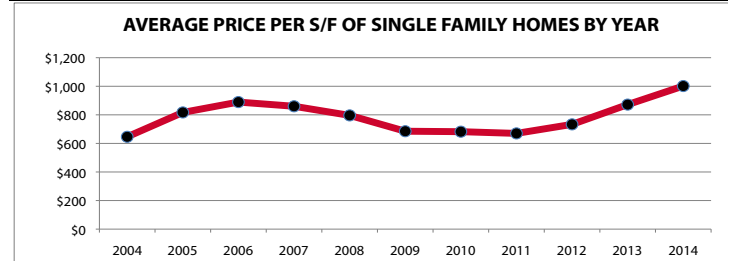
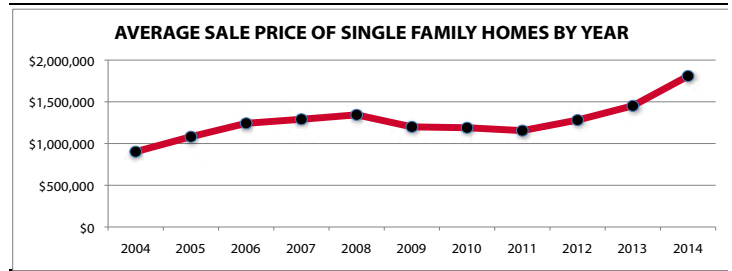
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December Home Sales Stats As Compared to Last Month and a Year Ago

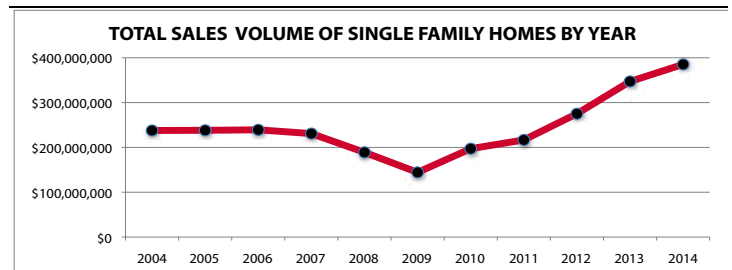
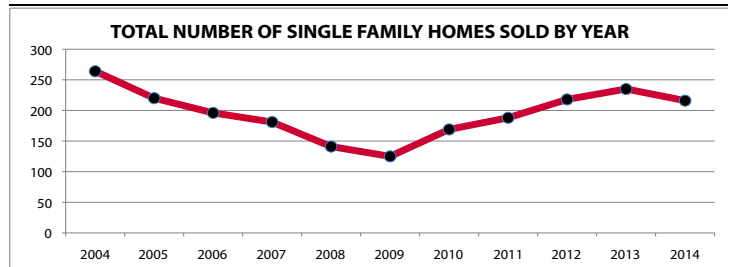


Single Family Home Sales for Past 11 Years



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

		Average Sale Price	Median Sale Price	Avg Price Per SF
ALL SALES	Dec-14	2,053,948	1,653,500	885
	Change	10%	-4%	-18%
	Nov-14	1,866,623	1,727,500	1,075
	Dec-14	2,053,948	1,653,500	885
	Change	20%	6%	8%
	Dec-13	1,712,439	1,555,000	817
SINGLE FAMILY	Dec-14	1,903,011	1,667,500	1,010
	Change	-1%	0%	-8%
	Nov-14	1,917,429	1,667,500	1,103
	Dec-14	1,903,011	1,667,500	1,010
	Change	14%	24%	17%
	Dec-13	1,670,500	1,350,000	862
RES INCOME	Dec-14	17,088,675	2,988,000	700
	Change	775%	55%	-32%
	Nov-14	1,951,890	1,925,000	1,037
	Dec-14	17,088,675	2,988,000	700
	Change	662%	57%	-7%
	Dec-13	2,241,200	1,906,000	749
CONDOMINIUM	Dec-14	887,833	520,000	711
	Change	22%	-29%	-6%
	Nov-14	729,000	729,000	755
	Dec-14	887,833	520,000	711
	Change	-25%	-56%	17%
	Dec-13	1,180,667	1,185,000	608



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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