

The List of All Venice Sales in December 2015

SINGLE FAMILY SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	1	1000	1924	4270	\$1,020,000
INDIANA AVE	2	1	910	1940	4809	\$1,141,000
MARCO PL	2	1	940	1927	4000	\$1,287,000
CLEMENT AVE	2	2	700	1950	3600	\$1,515,000
CRESTMORE PL	2	1	1284	1921	5175	\$1,580,000
CABRILLO AVE	2	1	734	1913	2549	\$1,600,000
RENNIE AVE	2	1	1305	1950	4132	\$1,610,000
MARCO PL	2	1	1237	1920	3677	\$1,632,000
MILWOOD AVE	2	1	894	1926	4265	\$1,737,000
CABRILLO AVE	4	2	1486	1910	2553	\$1,750,000
CALIFORNIA AVE	5	5	3600	2015	5368	\$2,000,000
18TH AVE	3	4	2455	1986	2641	\$2,050,000
AMOROSO PL	3	2	1548	1952	3330	\$2,100,000
28TH AVE	3	3	2180	1942	4225	\$2,484,500
GLYNDON AVE	5	5	3450	2015	5767	\$3,200,000
28TH AVE	3	4	3343	2012	4301	\$3,749,000
TOTAL SALES						\$30,455,500
AVERAGE SALE PRICE						\$1,903,469
AVERAGE \$ PER SQ FT						\$1,125

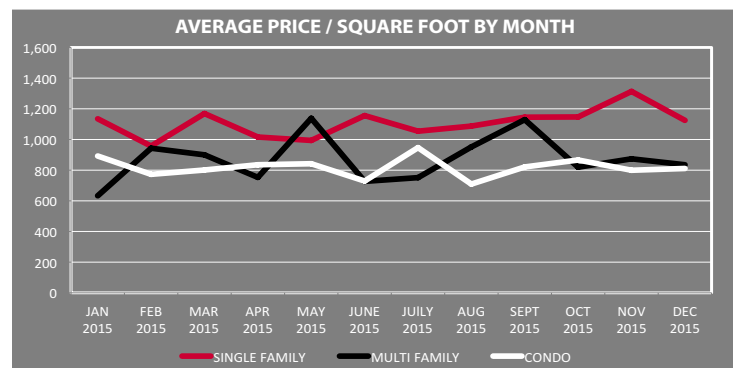
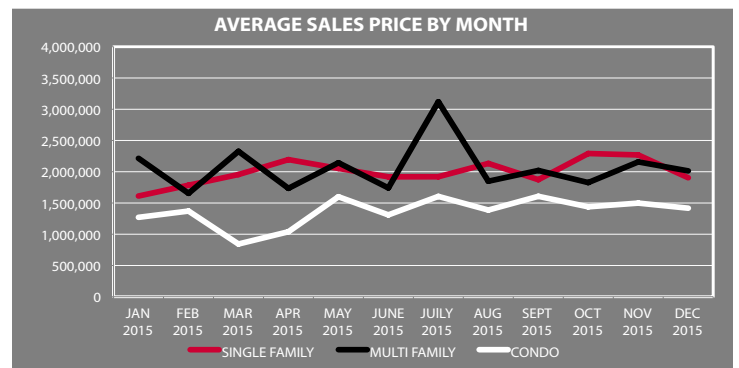
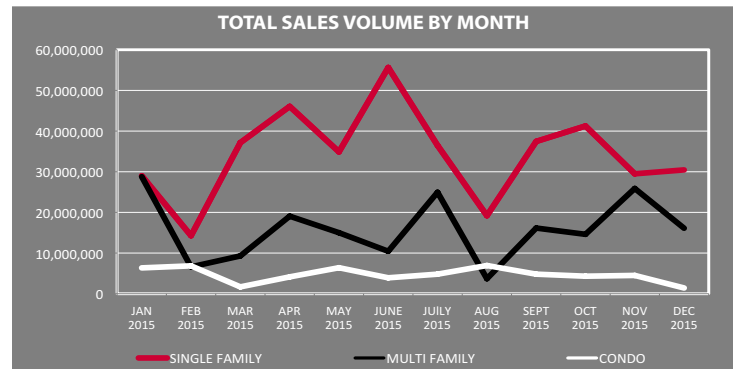
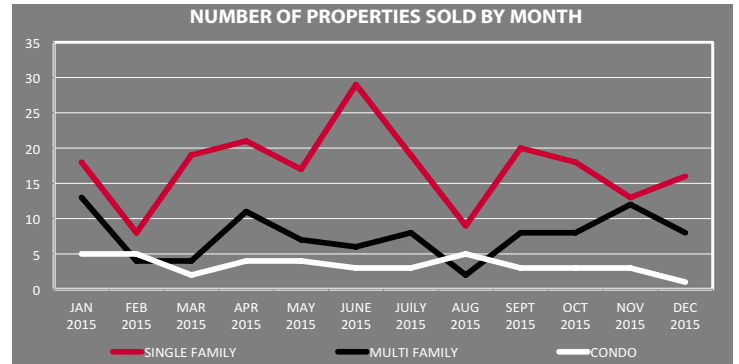
RESIDENTIAL INCOME SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALOMA AVE	2	3	2	1584	1965	\$1,290,000
WALNUT AVE	2	4	2	1140	1922	\$1,300,000
DUDLEY AVE	2	1	3	1024	1913	\$1,350,000
DIMMICK AVE	3	3	3	1532	1950	\$1,475,000
RIVIERA AVE	5	5	5	2604	1908	\$1,700,000
VERNON AVE	3	5	3	2090	1922	\$1,997,000
APPLETON WAY	2	2	4	1631	1948	\$2,800,000
WESTMINSTER AVE	18	0	18	7691	1912	\$4,200,000
TOTAL SALES						\$16,112,000
AVERAGE SALE PRICE						\$2,014,000
AVERAGE \$ PER SQ FT						\$835

CONDOMINIUM SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
MAIN ST	3	2	1748	2008		\$1,417,000
TOTAL SALES						\$1,417,000
AVERAGE SALE PRICE						\$1,417,000
AVERAGE \$ PER SQ FT						\$811

COMMERCIAL SALES . DECEMBER . 2015						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	0	0	2580	1949	3150	\$1,850,000
OCEAN FRONT WALK	2	2	11221	1921	8616	\$11,850,000
TOTAL SALES						\$13,700,000
AVERAGE SALE PRICE						\$6,850,000
AVERAGE \$ PER SQ FT						\$993

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

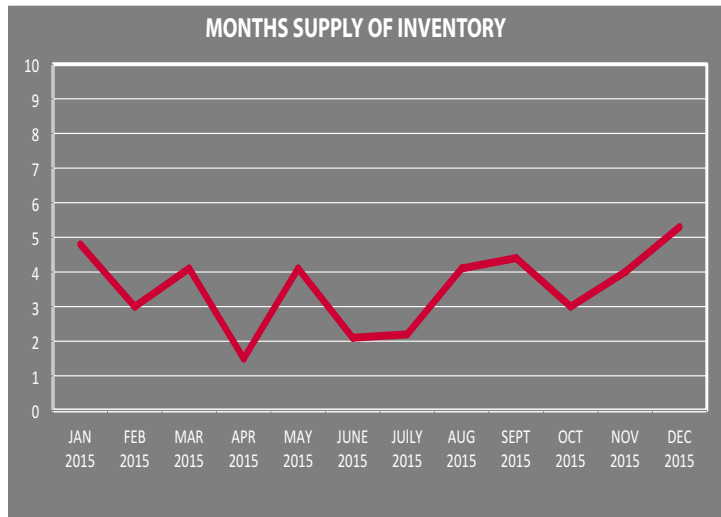
A Comparison of the Sales Statistics for All Property Types for the Past Year



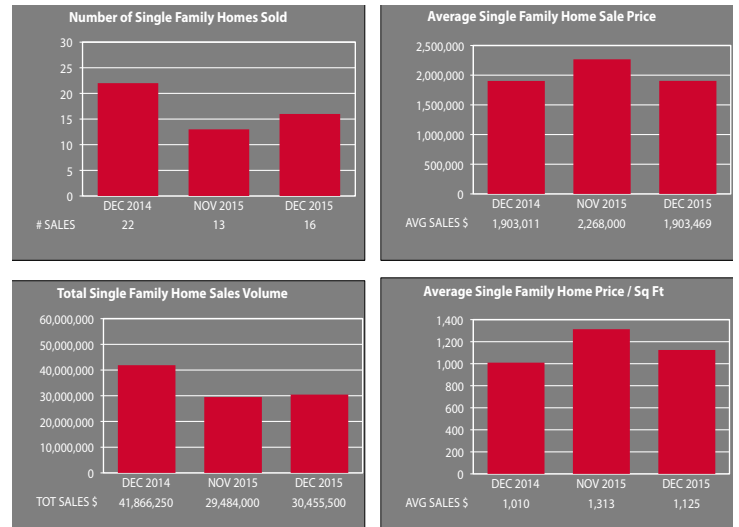
... a boutique real estate brokerage serving Venice . CA

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

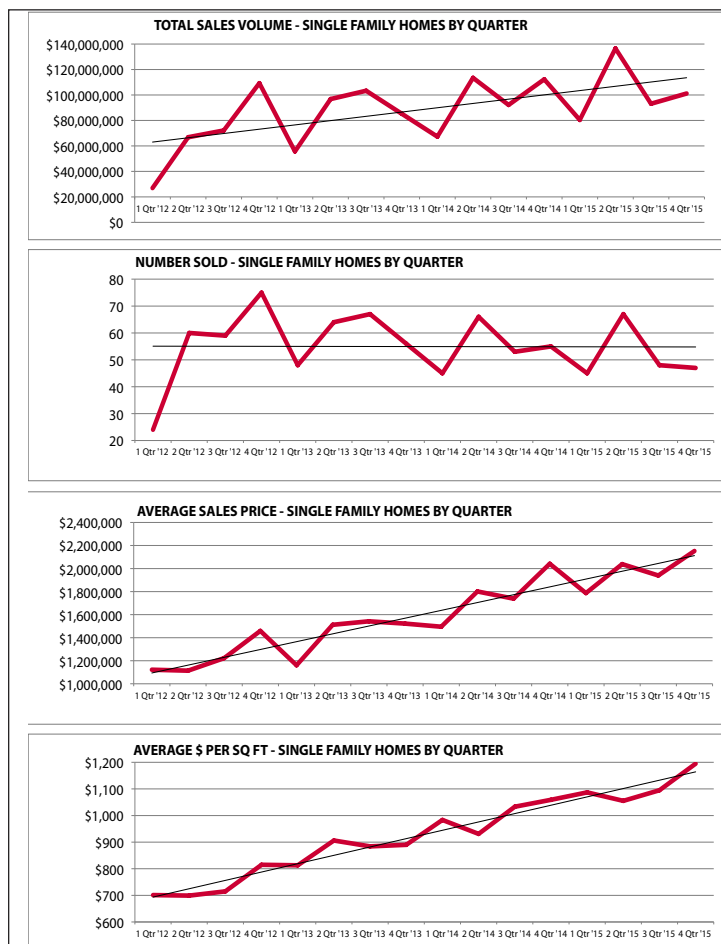
Number of Months Needed to Sell the Active Inventory by Month for the Past Year



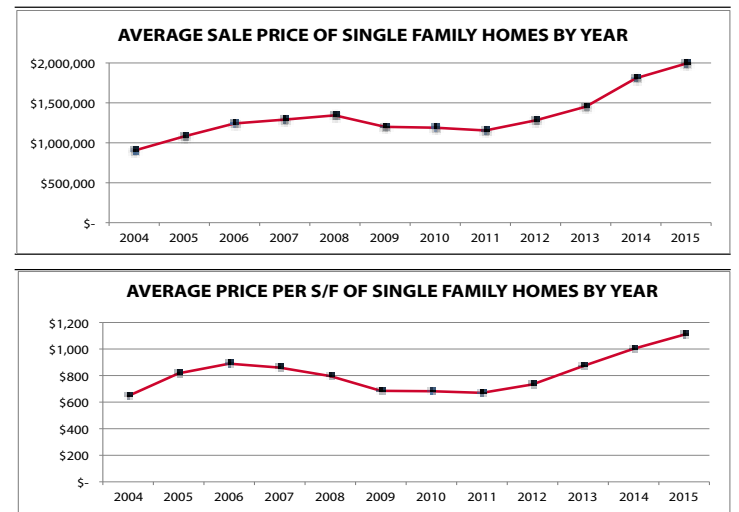
December Home Sales Stats As Compared to Last Month and a Year Ago



Trend Lines for the Past 3 Years of Venice Single Family Home Sales Reflect Level # of Sales at Higher Prices



Venice Home Prices for Past 12 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.



... 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