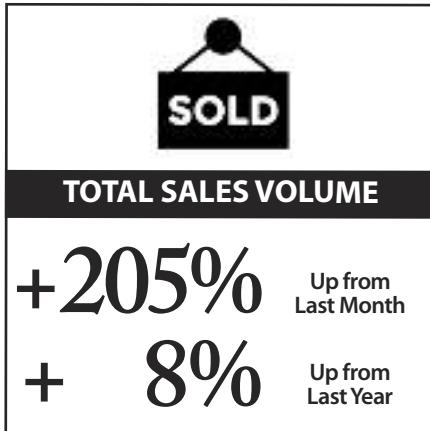


Venice Market Report

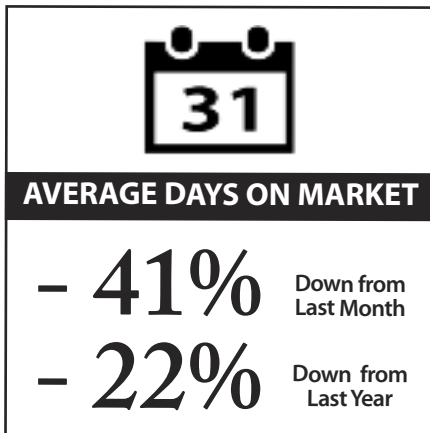
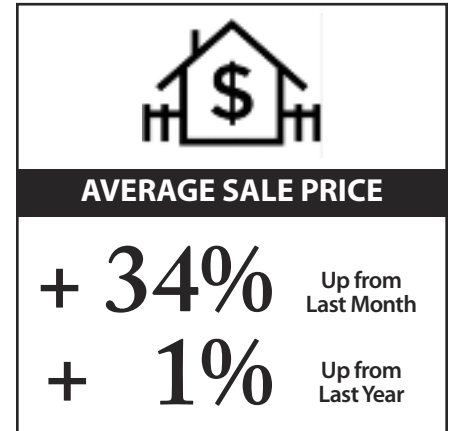
March 2019

Venice Single Family Home Sales Volume Soars in March



Sixteen Venice single-family homes sold during March ... 128.6% above last month (7) and 6.7% (15) over March 2018. The total sales volume soared in March (\$45,304,000) ... up 205.2% over February (\$14,844,000) and 8.1% % over last March (\$41,924,000).

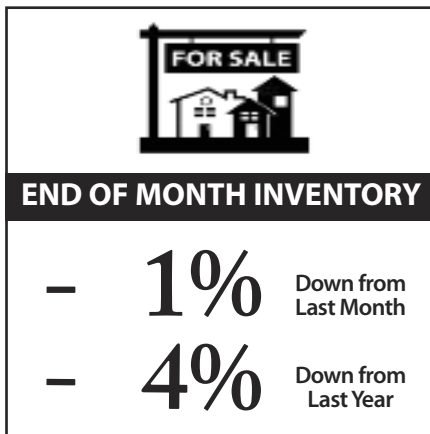
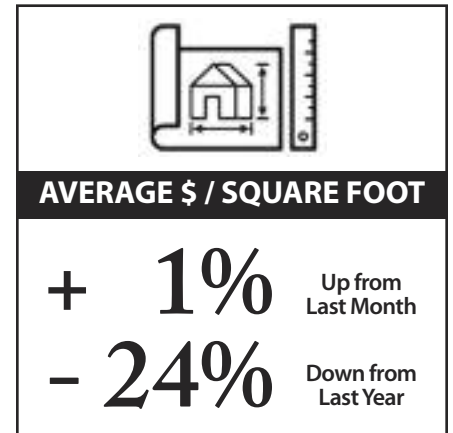
March's average sale price (\$2,831,500) increased, up 33.5% (\$2,120,571) over last month and 1.3% (\$2,794,933) from last March. The average price per square foot (\$1,090) increased 0.9% when compared to last month (\$1,080); but decreased 23.9% when compared to March a year ago (\$1,432). (The above figures are taken from my adjusted stats ... see "About My Stats" on page 2.)



The inventory of homes for sale decreased slightly. At the end of March there were 70 homes listed for sale on the Multiple Listing Service ... 1 fewer (1.4%) than a month ago and 3 fewer (4.1%) than a year ago.

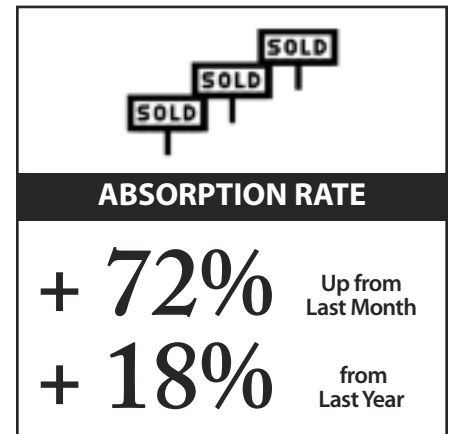
According to the Multiple Listing Service, it took an average of 46 days to sell the homes that closed in March (days on market). This number is 41.0% shorter than last month (78) and 22.0% shorter than a year ago (59).

There were 14 homes in escrow at the end of the March 2019, the same as last March; and 27.3% higher than last month (11).



The absorption rate was up 72.4% from last month and 18.2% from a year ago. An increase in absorption rate indicates a slower market pace. The current inventory supply (as reported by the MLS) is 5.0 months ... 3.8% lower than March 2018 (5.2 months) and 23.1% lower than last month (6.5 months).

Homes continue to sell very close to last list price. March 2019 sales were 98.2% of list; February 2019 sales were 97.6% of list and March 2018 was 98.0% ... showing very little change in negotiability over the past year.



The List of All Venice Sales in March 2019

SINGLE FAMILY SALES MARCH 2019						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
1122 MARCO PL	2	2	1080	1951	4270	\$1,404,000
2200 LOUELLA AVE	4	2	2772	1924	5525	\$1,850,000
946 INDIANA AVE	3	2	1428	1925	4809	\$1,865,000
2425 BOONE AVE	3	2	2179	1953	3605	\$1,900,000
550 GRAND BL	3	4	2152	2006	2250	\$1,999,000
860 MARCO PL	2	2	1109	1926	3420	\$2,110,000
890 COMMONWEALTH AVE	4	3	2094	1926	6601	\$2,250,000
33 19TH AVE	4	4	2429	1937	3961	\$2,481,000
1117 NOWITA PL	4	5	2820	2018	4782	\$2,650,000
819 NOWITA PL	3	2	1389	1906	3145	\$2,800,000
453 CARROLL CANAL	3	3	2596	1990	2400	\$3,200,000
250 BERNARD AVE	4	5	3711	2016	3935	\$3,310,000
415 VENICE WAY	3	5	3300	2018	2249	\$3,360,000
1052 PALMS BLVD	4	6	3363	2018	6061	\$3,450,000
1366 PALMS BLVD	5	7	5890	2018	10891	\$5,125,000
2308 GRAND CANAL	4	5	3265	2010	2696	\$5,550,000
TOTAL SALES						\$45,304,000
AVERAGE SALES PRICE						\$2,831,500
AVERAGE \$ / SF						\$1,090

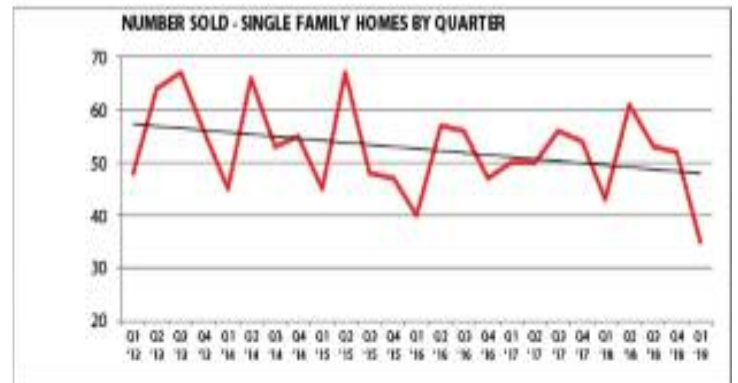
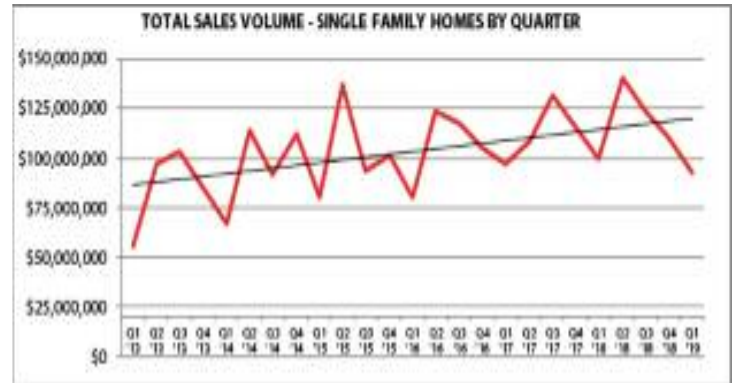
RESIDENTIAL INCOME SALES MARCH 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
708 BOCCACCIO AVE	2	3	2	1724	1924	4124	\$1,500,000
101 WAVECREST AVE	2	4	4	2930	1991	2812	\$2,575,000
21 S VENICE BLVD	6	5	6	3567	1964	3960	\$2,750,000
1600-04 VENICE BLVD	7	10	7	4200	1947	5943	\$4,800,000
1305 OCEAN FRONT WALK	31	0	31	11600	192	4215	\$11,550,000
TOTAL SALES							\$23,175,000
AVERAGE SALES PRICE							\$4,635,000
AVERAGE \$ / SF							\$965

CONDOMINIUM SALES MARCH 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
2337 1/2 ABBOT KINNEY BLVD	2	3		1984	2008	1884	\$2,150,000
TOTAL SALES							\$2,150,000
AVERAGE SALES PRICE							\$2,150,000
AVERAGE \$ / SF							\$1,084

VACANT LAND SALES MARCH 2019							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
656 CALIFORNIA AVE						5383	\$2,650,000

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

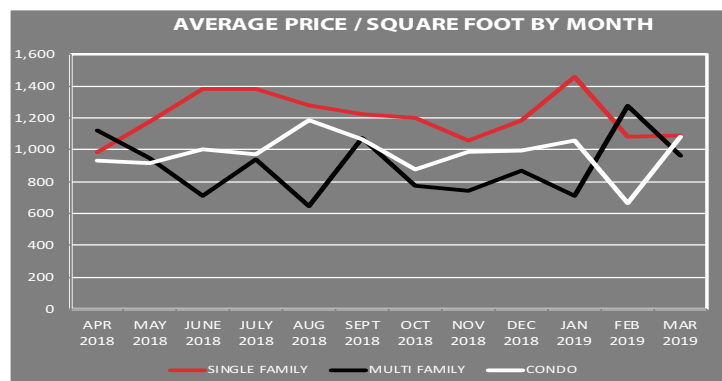
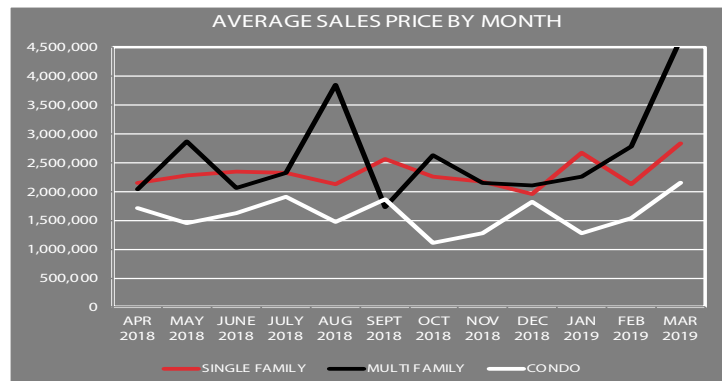
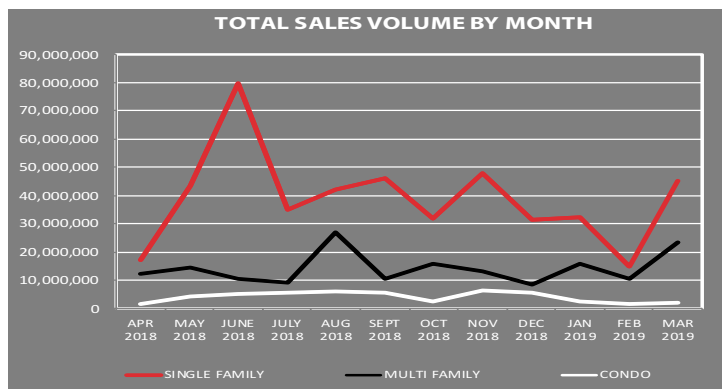
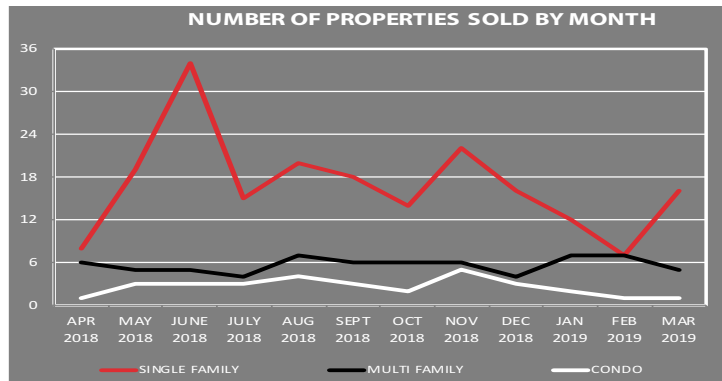
Single Family Sales by Quarter Past 6+ Years



... Exclusively Venice Real Estate Service ... Beyond Ordinary

CJ Cole | Broker Associate | Bulldog Realtors | DRE #00960322
 310.773.6945 | www.venicedigs.com | www.venicebeachliving.com

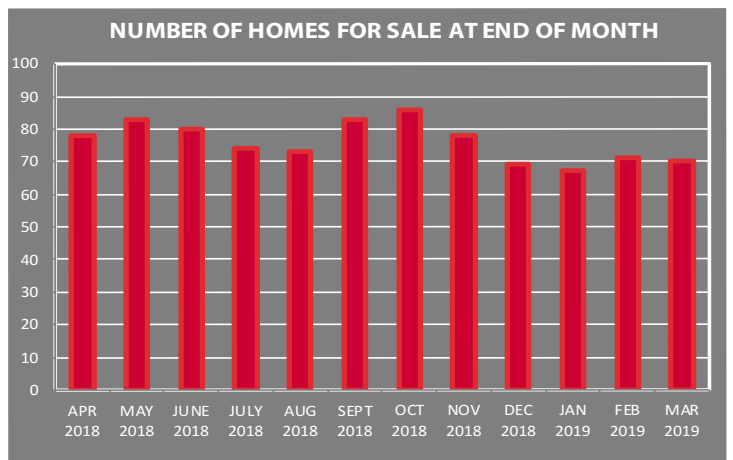
All Property Sales Stats for the Last Year



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



Inventory at Each Month's End



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.



... Exclusively Venice Real Estate Service ... Beyond Ordinary

CJ Cole | Broker Associate | Bulldog Realtors | DRE #00960322
 310.773.6945 | www.venicedigs.com | www.venicebeachliving.com