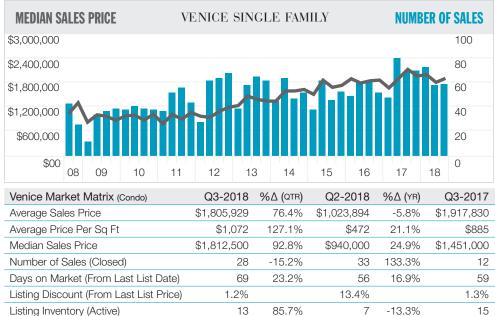




Venice Market Matrix (Single Family)	Q3-2018	%∆ (QTR)	Q2-2018	%∆ (YR)	Q3-2017
Average Sales Price	\$2,251,466	11.2%	\$2,024,422	-8.0%	\$2,448,320
Average Price Per Sq Ft	\$1,190	13.9%	\$1,045	-2.1%	\$1,215
Median Sales Price	\$1,910,000	5.5%	\$1,811,250	-10.3%	\$2,130,000
Number of Sales (Closed)	59	1.7%	58	-14.5%	69
Days on Market (From Last List Date)	56	51.4%	37	64.7%	34
Listing Discount (From Last List Price)	0.7%		1.3%		-0.3%
Listing Inventory (Active)	74	17.5%	63	32.1%	56
Absorption Period (Months)	3.8	15.2%	3.3	58.3%	2.4
Average Square Feet (Closed)	1,892	-2.3%	1,937	-6.1%	2,015



Listing Inventory (Active) 13 Absorption Period (Months) 1.4 Average Square Feet (Closed) 1.685

VENICE CONDO

133.3%

-22.3%

0.6

2.169

-63.2%

-22.2%

NUMBER OF SALES

3.8

2.167



The Douglas Elliman Report series is recognized as the industry standard for providing the state of the residential real estate market. The report includes an extensive suite of tools to help readers objectively identify and measure market trends, provide historical context to current information and provide comprehensive analysis of the results.



VENICE year-over-year

SINGLE FAMILY

PRICES Average Price Per Sq Ft

SALES **Closed Sales**

INVENTORY Total Inventory

MARKETING TIME Days on Market

CONDO

PRICES Average Price Per Sq Ft

SALES **Closed Sales**

INVENTORY **Total Inventory**

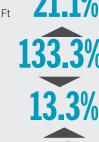
MARKETING TIME Days on Market

Single Family

- Housing price trend indicators and number of sales declined
- Marketing time and listing inventory expanded

Condo

- Sales surged as price trend indicators showed mixed results
- Decilne in average sales size and listing inventory



2 1%

MAR VISTA DASHBOARI year-over-year

SINGLE FAMILY

PRICES Average Price Per Sq Ft

SALES Closed Sales

INVENTORY Total Inventory

MARKETING TIME Days on Market

CONDO

PRICES Average Price Per Sq Ft

SALES Closed Sales

INVENTORY Total Inventory

MARKETING TIME Days on Market

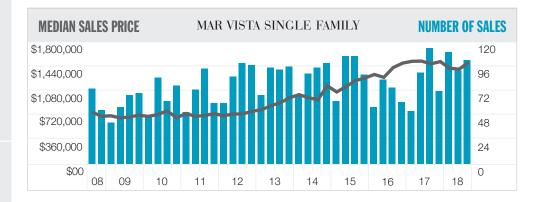
Single Family

- Single-family price trends moved higher as sales declined
- Listing inventory and marketing time moved higher

Condo

- Price trend indicators surged as sakes declined
- Listing discount inverted even as sales slowed

Mar Vista Market Matrix (Single Family)	Q3-2018	%∆ (QTR)	Q2-2018	%∆ (YR)	Q3-2017
Average Sales Price	\$1,700,436	18.7%	\$1,432,459	6.2%	\$1,601,404
Average Price Per Sq Ft	\$851	10.8%	\$768	4.3%	\$816
Median Sales Price	\$1,503,500	7.4%	\$1,400,000	1.6%	\$1,480,000
Number of Sales (Closed)	102	10.9%	92	-10.5%	114
Days on Market (From Last List Date)	34	0.0%	34	13.3%	30
Listing Discount (From Last List Price)	0.1%		-1.5%		-1.2%
Listing Inventory (Active)	65	18.2%	55	41.3%	46
Absorption Period (Months)	1.9	5.6%	1.8	58.3%	1.2
Average Square Feet (Closed)	1,998	7.1%	1,865	1.8%	1,963



Q3-2018	%∆ (QTR)	Q2-2018	%∆ (YR)	Q3-2017
\$925,483	42.6%	\$649,005	39.1%	\$665,563
\$710	33.0%	\$534	22.8%	\$578
\$785,750	16.1%	\$677,000	15.0%	\$683,500
30	11.1%	27	-25.0%	40
25	13.6%	22	0.0%	25
-4.2%		-3.3%		-4.9%
14	133.3%	6	180.0%	5
1.4	100.0%	0.7	250.0%	0.4
1,303	7.2%	1,215	13.2%	1,151
	\$925,483 \$710 \$785,750 30 25 -4.2% 14 1.4	\$925,483 42.6% \$710 33.0% \$785,750 16.1% 30 11.1% 25 13.6% -4.2% 133.3% 1.4 100.0%	\$925,483 42.6% \$649,005 \$710 33.0% \$534 \$785,750 16.1% \$677,000 30 11.1% 27 25 13.6% 22 -4.2% -3.3% 14 133.3% 6 1.4 100.0% 0.7	\$925,483 42.6% \$649,005 39.1% \$710 33.0% \$534 22.8% \$785,750 16.1% \$677,000 15.0% 30 11.1% 27 -25.0% 25 13.6% 22 0.0% -4.2% -3.3% -4.2% -3.3% 1.4 100.0% 0.7 250.0%



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22.8% 25.0% 180.0%

days