

JANUARY 2003 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JANUARY . 2003						
STREET	DOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
1184 NELROSE AVE	2	1.00	1103	1939	4400	\$400,000
1069 NOWITA PL	2	1.00	750	1946	4760	\$450,000
853 WARREN AVE	2	1.00	944	1946	4400	\$459,000
923 MILWOOD AVE	2	1.00	880	1920	4250	\$473,000
539 INDIANA AVE	3	1.00	738	1908	4900	\$485,000
1225 ELM ST	2	1.00	1101	1927	4400	\$489,000
201 ETH AVE	4	2.00	1308	1949	4138	\$508,000
1042 OAKWOOD AVE	2	1.00	892	1925	3015	\$510,000
702 COURTLAND ST	3	1.75	1960	1967	6270	\$538,000
WASHINGTON BLVD	3	3.00	1710	1979	2483	\$540,000
GLYNDON AVE	2	1.00	1363	1924	3645	\$545,000
MARCO PL	2	1.00	720	1948	3000	\$559,000
PALMS BLVD	3	1.00	1142	1947	10862	\$620,000
PACIFIC AVE	1	2.00	1507	1961	1800	\$680,000
FREY AVE	3	2.00	1400	1950	3600	\$689,000
CALIFORNIA AVE	3	2.00	2300	1953	5227	\$749,000
BERNARD AVE	2	1.00	1912	1927	3978	\$760,000
GLENCOE AVE	3	2.00	1992	1925	5590	\$817,500
SHERMAN CANAL	4	2.00	1169	1916	3330	\$900,000
CARROLL CANAL	3	4.00	1996	1978	2400	\$1,125,000
STRONGS DR	3	4.00	3200	2001	2701	\$1,295,000
LINNE CANAL	2	2.00	1222	1922	5700	\$1,565,000
TOTAL SALES						\$15,219,500
AVERAGE SALE PRICE						\$891,795
AVERAGE \$ PER SQ FT						\$597

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JANUARY . 2003							
STREET	UNTS	DOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
SUNSET AVE	3						\$450,000
VAN BUREN AVE	2	2	2.00	1225	1948	4200	\$512,500
CRESTMORE PL	2	2	2.00	936	1921	4200	\$520,000
FLOWER AVE	2	1	1.00	1409	1939	3311	\$520,000
GRAND BLVD	2	4	2.00	1097	1910	2701	\$525,000
PACIFIC AVE	2	4	4.00	2184	1987	2614	\$560,000
WASHINGTON BLVD	2	4	2.00	1581	1955	5445	\$599,000
CRESTMORE PL	6	6	6.00	3224	1923	8400	\$714,000
BOCCACCIO AVE	2	4	4.00	2628	1991	2496	\$735,000
BROADWAY ST	3	3	3.00	1992	1905	5184	\$740,000
VERNON AVE	5	5	5.00	2976	1942	6511	\$804,500
VENICE BLVD	2	4	4.00	3626	1991	3135	\$1,150,000
INDIANA AVE	3	4	4.00	4331	1990	5280	\$1,550,000
TOTAL SALES							\$9,362,000
AVERAGE SALE PRICE							\$721,692
AVERAGE \$ PER SQ FT							\$327

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JANUARY . 2003					
STREET	DOM	BTH	SQ FT	YR BLT	SALE PRICE
ROSE AVE	2	2.00	1277	1974	\$415,000
MAIN ST	2	1.75	1186	1989	\$475,000
MAIN ST	2	2.00	1186	1989	\$500,000
MILDRED AVE	4	2.50	1990	1991	\$649,000
MAIN ST	2	2.00	1399	1999	\$655,000
HARBOR ST	2	2.50	2316	1996	\$768,000
HARBOR ST	3	3.00	1916	1996	\$770,000
TOTAL SALES					\$4,232,000
AVERAGE SALE PRICE					\$604,511
AVERAGE \$ PER SQ FT					\$376

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . JANUARY . 2003				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
ASBOT KIRNEY BLVD	1681		2701	\$550,000
ASBOT KIRNEY BLVD	5000	1993	2700	\$1,250,000