

JANUARY 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JANUARY . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
LOUELLA AVE	2	1	848	1949	5940	\$400,000
PENMAR AVE	2	1	742	1949	2880	\$436,000
GRAND CANAL	3	2	1426	1977	2700	\$490,000
GLYNDON AVE	2	1	777	1921	4736	\$550,000
CRESTMORE PL	2	1	852	1923	4879	\$583,000
BEACH AVE	2	1	953	1942	3999	\$600,000
PALM AVE	3	2	1602	1948	6040	\$620,000
GLENCOE AVE	2	1.5	865	1949	5480	\$640,000
INDIANA AVE	4	1.75	2315	1957	6720	\$653,000
4TH AVE	2	2	1303	1940	5946	\$790,000
SUPERBA AVE	3	1	1102	1924	3400	\$805,000
CARROLL CANAL	1	1	580	1923	2400	\$848,250
5TH AVE	3	1.75	1504	1928	4158	\$985,000
MORNINGSIDE WAY	3	2	1579	1997	10899	\$1,300,000
TOTAL SALES						\$9,700,250
AVERAGE SALE PRICE						\$602,875
AVERAGE \$ PER SQ FT						\$588

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JANUARY . 2004							
STREET	UNITS	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	2	4	2	1342	1965	3049	\$540,000
CALIFORNIA AVE	2	2	1	1459	1906	5184	\$540,000
CALIFORNIA AVE	2	3	2	1482	1905	4704	\$650,000
ROSE AVE	2		4	1388	1956	2919	\$855,000
WASHINGTON WAY	2	2	2	1596	1923	4182	\$865,000
SANTA CLARA AVE	2	4	2	1428	1923	5184	\$890,000
PACIFIC AVE	6	4	6	3200	1962	3006	\$750,000
5TH AVE	3	5	3	2211	1981	5320	\$800,000
BROOKS AVE	4	12	6	4280	1961	5271	\$825,000
ABBOT KINNEY BLVD	2	6	4	2528	1960	4182	\$834,000
CRESTMORE PL	2	4	4	2584	1978	4200	\$950,000
AMOROSO PL	2	3	2	1358	1922	3330	\$960,000
HORIZON AVE	4	4	2	3408	1910	5401	\$964,250
PACIFIC AVE	7	1	6	3802	1910	2396	\$975,000
TOTAL SALES							\$10,798,250
AVERAGE SALE PRICE							\$771,304
AVERAGE \$ PER SQ FT							\$337

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JANUARY . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE	
NAVY ST		1	1	619	1973	\$425,000
TOTAL SALES						\$425,000
AVERAGE SALE PRICE						\$425,000
AVERAGE \$ PER SQ FT						\$687