

JANUARY 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JANUARY . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HARRISON AVE	3	1	1237	1947	4200	\$650,000
BROADWAY ST	2	2	981	1960	4872	\$651,000
LAKE ST	2	1	760	1923	4800	\$660,000
SUNSET AVE	3	1.75	1295	1956	6009	\$725,000
GLYNDON AVE	2	1	1092	1949	5830	\$725,000
MCKINLEY AVE	2	1	850	1948	3640	\$800,000
WINDWARD AVE	2	1	1014	1912	2850	\$817,000
CLEMENT AVE	3	2	1200	1950	3600	\$865,000
BROADWAY AVE	4	3	1500	1967	4680	\$865,000
CRESTMORE PL	2	2.5	762	1922	4200	\$899,000
MORNINGSIDE WAY	5	2	1590	1951	10899	\$975,000
VICTORIA AVE	3	2	1528	1920	10530	\$1,100,000
SHERMAN CANAL	1	2	1025	1949	2849	\$1,350,000
CARROLL CANAL	2	2.5	1952	1987	2395	\$1,735,000
OCEAN FRONT WALK	4	2	1651	1905	4488	\$2,070,000
MARCO PL	2	2	1284	1913	3330	N/A
TOTAL SALES						\$14,887,000
AVERAGE SALE PRICE						\$992,467
AVERAGE \$ PER SQ FT						\$809

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JANUARY . 2005							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA ST	2	4	2	1342	1965	3049	\$767,000
4TH AVE	2	2	2	728	1921	5314	\$780,000
ROSE AVE	2	2	2	950	1953	3049	\$800,000
BREEZE AVE	2	6	5	2906	1969	3789	\$1,058,000
OZONE AVE	2	3	2	1644	1908	3000	\$1,100,000
WESTMINSTER AVE	4	8	4	3452	1961	5183	\$1,255,000
INDIANA AVE	2	6	5	N/A	1912	5270	\$1,300,000
SUNSET AVE	6	6	8	4560	1973	3615	\$1,650,000
TOTAL SALES							\$8,710,000
AVERAGE SALE PRICE							\$1,088,750
AVERAGE \$ PER SQ FT							\$559

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JANUARY . 2005					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
S VENICE BL	1	1.5	899	1973	\$550,000
BREEZE AVE	2	2	1,163	1976	\$650,000
OCEAN FRONT WALK	3	4	2,573	1990	\$1,800,000
TOTAL SALES					\$3,000,000
AVERAGE SALE PRICE					\$1,000,000
AVERAGE \$ PER SQ FT					\$647

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . JANUARY . 2005				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
WASHINGTON BLVD	360	1947	3398	\$1,282,000
MAIN ST	3510	1962	7187	\$1,525,000