

JANUARY 2006 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JANUARY . 2006						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	3	2.00	1225	1954	6000	\$660,000
PENMAR AVE	2	1.00	1069	1954	5881	\$740,000
WALNUT AVE	2	1.00	1187	1939	6795	\$800,000
GLYNDON AVE	3	3.00	995	1923	5410	\$899,000
WASHINGTON WAY	2	1.00	932	1925	4200	\$929,000
SUPERBA AVE	2	2.00	1272	1926	4800	\$1,011,000
SAN JUAN AVE	2	1.00	736	1926	5200	\$1,085,000
MILWOOD AVE	2	1.00	744	1923	5400	\$1,135,000
AMOROSO PL	2	2.00	1186	1921	3330	\$1,300,000
MILWOOD AVE	3	2.00	2225	1923		\$1,425,000
S VENICE BLVD	2	4.00	3735	1987	3006	\$2,000,000
HOWLAND CANAL	4	5.00	3050	2002		\$3,300,000
TOTAL SALES						\$13,284,000
AVERAGE SALE PRICE						\$1,273,667
AVERAGE \$ PER SQ FT						\$833

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JANUARY . 2006							
STREET	INTS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CABRILLO AVE	2	3	2.00	1368	1922	2570	\$885,000
PACIFIC AVE	2	2	2.00	1880	1906	2744	\$1,025,000
SAN JUAN AVE	2	4	2.00	1812	1946	5184	\$1,175,000
PALMS BLVD	3	4	3.00	2402	1950	5400	\$1,300,000
OCEAN FRONT WALK	2	2	2.00	2278	1966	4443	\$3,100,000
TOTAL SALES							\$7,485,000
AVERAGE SALE PRICE							\$1,497,000
AVERAGE \$ PER SQ FT							\$768

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JANUARY . 2006					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	3.00	944	1985	\$545,000
FLOWER AVE	3	3.00	1637	1991	\$870,000
SUNSET AVE	2	2.00	1243	1980	\$1,175,000
TOTAL SALES					\$2,590,000
AVERAGE SALE PRICE					\$863,333
AVERAGE \$ PER SQ FT					\$677