

JANUARY 2009 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JANUARY . 2009						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OXFORD AVE	2	2	912	1953	3750	\$720,000
MILWOOD AVE	4	4.5	3941	2007	4375	\$2,350,000
TOTAL SALES						\$3,070,000
AVERAGE SALE PRICE						\$1,535,000
AVERAGE \$ PER SQ FT						\$633

VENICE RESIDENTIAL INCOME SALES ...

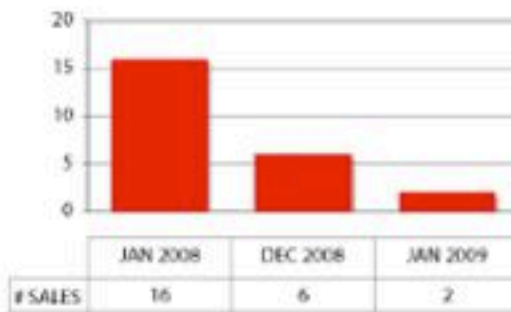
RESIDENTIAL INCOME SALES . JANUARY . 2009							
STREET	F UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VERNON AVE	3	4	3	3539	1920	4800	\$1,100,000
BOCCACCIO AVE	2	3	2	1381	1952	5009	\$1,150,000
TOTAL SALES							\$2,250,000
AVERAGE SALE PRICE							\$1,125,000
AVERAGE \$ PER SQ FT							\$457

VENICE CONDOMINIUM SALES ...

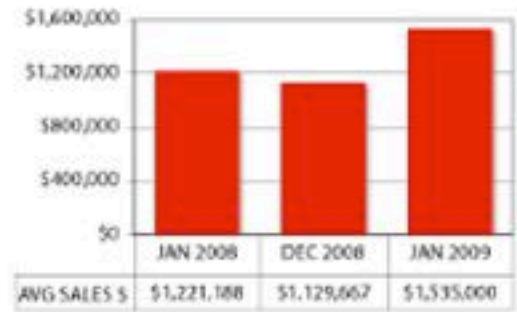
CONDOMINIUM SALES . JANUARY . 2009					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
VENICE BLVD	2	1.75	979	1973	\$565,000
HAMPTON DR	0	1	946	2004	\$650,000
MAIN ST	0	1	1435	2008	\$900,000
MAIN ST	0	1.75	2100	2008	\$936,000
MILDRED AVE	2	2.5	1695	2008	\$1,040,000
TOTAL SALES					\$4,091,000
AVERAGE SALE PRICE					\$818,200
AVERAGE \$ PER SQ FT					\$572

SALES COMPARISON ...

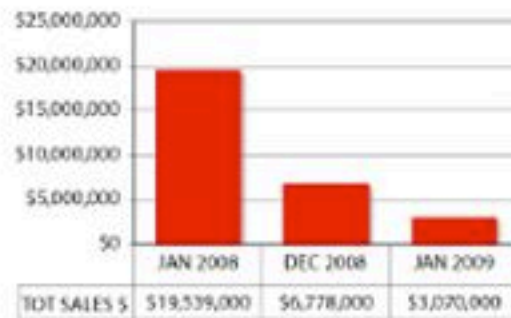
Number of Single Family Homes Sold



Average Single Family Home Sale Price



Total Single Family Home Sales Volume



Average Single Family Home Price / Sq Ft

