JANUARY 1999 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

JANUARY • 1999

STREET	BDR	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLENCOE AVE	2	1	1161	1940	5846	$234,000
ANGELUS PL	3	1	1120	1947	5249	$245,000
WARREN AVE	3	1	1125	1947	4400	$270,000
WOODLAWN AVE	3	1	1239	1921	5667	$300,000
WOODLAWN AVE	2	1.7	1390	1922	4199	$300,000
OCEAN AVE	2	1	728	1947	2518	$302,500
VICTORIA AVE	2	1	1120	1922	3999	$375,000
AMOROSO PL	2	1	1104	1929	3598	$419,500
LOUELLA AVE	3	2	2676	1989	5846	$429,000
ANGELUS PL	4	2	1176	1947	4182	$459,000
MARCO PL	2	1.5	1302	1920	3598	$474,000
CLUNE AVE	2	1	882	1940	5218	$580,000
GRAND CANAL	3	3	2319	1958	5040	$780,000
TOTAL			17342			$5,168,000
AVERAGE			1334			$397,538
AV $ PER SQ FT						$298

VENICE RESIDENTIAL INCOME SALES ...

JANUARY • 1999

STREET	# UN	BDR	BTH	SQ FT	YR BLT	LOT SZ	SALE PRCE
S VENICE BLVD	2	2	2	1210	1939	3006	$260,000
4TH AVE	2	4	2	2528	1926	6098	$270,000
MARKET ST	2	4	2	1784	1910	2483	$300,000
PACIFIC AVE	2	5	4	2400	1969	2309	$307,000
SUNSET AVE	2	3	2	1446	1905	3615	$366,000
PALMS BLVD	2	7	4	3088	1948	5397	$450,000
HAMPTON DR	5	5	5	2788	1922	6534	$459,000
OZONE AVE	2	3	2	1440	1908	3398	$469,500
PALOMA AVE	3	4	3	2066	1922	3920	$500,000
DUDLEY AVE	5	2	5	2750	1921	3746	$625,000
TOTAL				21500			$4,006,500
AVERAGE				2150			$400,650
AV $ PER SQ FT							$186