

FEBRUARY 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . FEBRUARY . 2004						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
FLOWER AVE	2	1	963	1948	5840	\$530,000
BROOKS AVE	2	1	720	1947	5200	\$535,000
LAKE ST	4	3	2037	1954	6368	\$580,000
GRAND BLVD	2	1	883	1953	2157	\$590,000
HAMPTON DR	2	1	822	1953	3136	\$627,000
GLENCOE AVE	3	1	1011	1939	5200	\$636,500
GRAND BLVD	2	2	1248	1921	2700	\$685,000
NOWTA PL	3	1	1250	1947	4760	\$693,000
GLENCOE AVE	5	3.5	2452	1927	5460	\$693,000
FREY AVE	3	2	1400	1950	3600	\$800,000
OXFORD AVE	3	3	2900	2001	4750	\$1,059,000
CRESTMORE PL	3	2.75	2102	1924	4200	\$1,110,000
SHERMAN CANAL	4	4	3936	2000	2650	\$2,150,000
TOTAL SALES						\$10,688,500
AVERAGE SALE PRICE						\$822,192
AVERAGE \$ PER SQ FT						\$492

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . FEBRUARY . 2004							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
S VENICE BLVD	5	3	5	2162	1962	3180	\$625,000
VENICE WAY	2	4	2	1448	1953	2744	\$645,000
VICTORIA AVE	2	3	3	1895	1948	4500	\$825,000
5TH AVE	3	6	3	1824	1953	5184	\$895,000
BROOKS AVE	2	4	2	1584	1945	5184	\$899,000
24TH AVE	2	3	2	2165	1905	2657	\$1,010,000
BROADWAY ST	3	6	9	6284	1991	4617	\$1,175,000
NAVY ST	8			NA	1913	2918	\$1,450,000
TOTAL SALES							\$7,524,000
AVERAGE SALE PRICE							\$940,500
AVERAGE \$ PER SQ FT							\$350

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . FEBRUARY . 2004					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
BROOKS AVE	2	2	837	1989	\$325,000
MAIN ST	2	1.75	1188	1989	\$585,000
NAVY ST	2	3	1081	1985	\$591,000
TOTAL SALES					\$1,501,000
AVERAGE SALE PRICE					\$500,333
AVERAGE \$ PER SQ FT					\$483

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . FEBRUARY . 2004				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
WINDWARD AVE	1150	1985	4051	1120000