

MARCH 2003 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MARCH * 2003						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
GRAND BLVD	1	1.00	578	1921	2256	\$225,000
CABRILLO AVE	1	1.00	778	1914	2550	\$410,000
GLENAVON AVE	2	1.00	848	1949	6050	\$455,000
LOUELLA AVE	3	1.75	1092	1912	6107	\$500,000
NOWITA PL	2	1.00	918	1941	4780	\$501,000
MARCO PL	4	2.00	1320	1923	4277	\$525,000
LOUELLA AVE	2	1.00	880	1925	5845	\$535,000
VICTORIA AVE	1	1.00	912	1921	4000	\$545,000
GLENCOE AVE	3	2.00	1528	1949	5995	\$547,000
GARFIELD AVE	2	2.00	1050	1939	4200	\$549,000
NOWITA PL	3	2.00	1128	1925	4756	\$555,000
CLOY AV	2	2.00	984	1952	3598	\$580,000
BEACH AVE	3	1.00	1154	1942	4000	\$584,000
PENMAR AVE	3	1.75	1820	1947	5401	\$615,000
5TH AVE	2	1.00	1242	1929	4158	\$645,000
CLUBHOUSE AVE	2	1.00	1448	1912	2250	\$655,000
WALNUT AVE	3	1.00	2400	1924	5845	\$675,000
CLOY AVE	3	2.00	3600	1953	3598	\$695,000
BROOKS AVE	2	2.25	1500	2002	5279	\$735,000
PACIFIC AVE	3	3.00	2521	1965	3354	\$1,088,000
ABBOT KINNEY BLVD	0	2.00	2222	1998	2700	\$1,350,000
HOWLAND CANAL	4	4.00	3200	2002	2700	\$1,600,000
HOWLAND CANAL	4	4.00	3200	2002	2700	\$1,700,000
TOTAL SALES						\$16,269,000
AVERAGE SALE PRICE						\$707,348
AVERAGE \$ PER SQ FT						\$497

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MARCH . 2003							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
PALMS BLVD	2	5	2.00	1387	1953	5749	\$495,000
APPLETON WAY	2	3	2.00	2152	1956	10859	\$620,000
ABBOT KINNEY BLVD	2	6	4.00	2528	1960	4181	\$645,000
3RD AVE	4	6	4.00	3374	1953	6534	\$710,000
CABRILLO AVE	3	5	4.00	2387	1908	5140	\$820,000
BRENDA PL	4	4	1.00	3896	1923	6011	\$825,000
DUDLEY AV	3	6	3.00	3707	1978	4617	\$950,000
TOTAL SALES							\$5,065,000
AVERAGE SALE PRICE							\$723,571
AVERAGE \$ PER SQ FT							\$261

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MARCH . 2003					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	1	1.00	615	1984	\$240,000
5TH AVE	1	2.00	1624	1999	\$625,000
HARBOR ST	3	3.00	2297	1986	\$775,000
OCEAN FRONT WALK	4	4.50	3400	1992	\$1,715,000
OCEAN FRONT WALK	3	3.50	3031	1992	\$1,750,000
TOTAL SALES					\$5,105,000
AVERAGE SALE PRICE					\$1,021,000
AVERAGE \$ PER SQ FT					\$465