

# MARCH 2004 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MARCH . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
INDIANA AVE	2	1	948	1948	4800	\$495,000
ROSE AVE	2	1	898	1948	2500	\$499,000
SHELL AVE	2	1	774	1923	2178	\$500,000
BROOKS AVE	1	1	572	1923	5200	\$550,000
CALIFORNIA AVE	2	1	838	1949	3441	\$552,000
INDIANA AVE	2	1	960	1948	4800	\$595,000
CASRILLO AVE	1	1	520	1921	2550	\$625,000
INDIANA AVE	3	2	1528	1949	4800	\$659,000
BROOKS AVE	3	1	1027	1950	5290	\$700,000
BEACH AVE	2	1	792	1947	3730	\$701,000
6TH AVE	3	1	1130	1941	4284	\$739,000
BROOKS AVE	3	2.5	1402	2003	2222	\$757,500
NOWITA PL	2	2	1004	1925	4790	\$780,000
BRYAN AVE	3	1	1066	1956	3600	\$785,000
GARFIELD AVE	3	2	1447	1941	7500	\$785,000
SUNSET AVE	3	1.75	1349	1991	5080	\$775,000
GLENAYON AVE	3	3	2158	1949	5920	\$779,000
INDIANA AVE	3	1.75	1600	1957	5790	\$801,000
OCEAN AVE	2	2	1204	1948	5134	\$840,000
NOWITA PL	1	1	660	1921	3400	\$875,000
AMOROSO PL	3	2.5	1995	1990	2004	\$885,000
MARCO PL	2	1	736	1924	3600	\$900,000
AMOROSO PL	3	2	893	1939	3600	\$950,000
NOWITA PL	2	1	882	1939	3230	\$980,000
RIVIERA AVE	3	2.75	2836	1996	2952	\$1,150,000
ASBOT KINNEY BLVD	4	3	2652	1925	3677	\$1,250,000
S VENICE BLVD	3	2.5	2766	1999	3733	\$1,335,000
WALNUT AVE	2	2	2400	1990	5650	\$1,385,000
GRAND CANAL	3	3	2627	1977	3920	\$1,799,000
OCEAN FRONT WALK	3	3.5	3537	1999	2520	\$2,800,000
TOTAL SALES						\$27,136,500
AVERAGE SALE PRICE						\$904,550
AVERAGE \$ PER SQ FT						\$633

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MARCH . 2004							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
BROADWAY ST	2	4	4	2530	2002	5184	\$524,727
WESTMINSTER AVE	4	10	5	3766	1949	5184	\$1,030,000
CRESCENT PL	3	4	3	1904	1927	4095	\$1,000,000
DUDLEY AVE	2	5	3	1563	1907	3254	\$1,250,000
ROSE AVE	3			3110	1955	5240	\$1,250,000
23RD AVE	2	4	3	2304	1905	2657	\$1,425,000
TOTAL SALES							\$6,129,727
AVERAGE SALE PRICE							\$1,088,288
AVERAGE \$ PER SQ FT							\$430

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MARCH . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
SUNSET AVE	2	2	1056	1980		\$460,000
WESTMINSTER AVE	2	2.5	1377	1989		\$575,000
HARBOR ST	3	2.5	2316	1996		\$825,000
TOTAL SALES						\$1,860,000
AVERAGE SALE PRICE						\$620,000
AVERAGE \$ PER SQ FT						\$392

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . MARCH . 2004					
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE	
LINCOLN BLVD	6212	1958	8625	\$1,875,000	
ASBOT KINNEY BLVD	2127	1921	3136	\$1,875,000	