

MARCH 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MARCH . 2005						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
OCEAN AVE	3	1.00	810	1921	2700	\$700,000
INDIANA AVE	3	2.00	1150	1925	4800	\$725,000
BERNARD AVE	2	1.00	898	1941	4284	\$725,000
BOONE AVE	2	1.00	700	1950	3800	\$750,000
HARRISON AVE	2	1.00	1080	1923	4200	\$800,000
BERNARD AVE	3	1.00	1296	1928	4284	\$840,000
8TH AVE	2	2.00	1334	1951	5670	\$840,000
BREEZE AVE	1	1.00	564	1911	2250	\$849,000
OCEAN AVE	2	1.00	1076	1941	5104	\$905,000
WOODLAWN AVE	2	1.00	914	1912	4200	\$929,000
GLYNDON AVE	3	2.00	1256	1950	5410	\$967,500
VENEZIA AVE	3	2.00	1400	1912	4000	\$1,110,000
PALMS	3	2.00	1375	1924	5760	\$1,200,000
FLOWER AVE	4	2.00	1279	1923	5800	\$1,235,000
ABBOT KINNEY	2	1.00	848	1921	2700	\$1,250,000
27TH AVE	3	3.00	2500	1977	2640	\$1,315,250
STRONGS DR	3	2.00	2248	1987	2700	\$1,600,000
SHERMAN CANAL	3	2.50	1962	1978	2850	\$1,675,000
6TH AVE	3	3.00	2856	1988	5662	\$1,795,000
GLENCOE WAY	3	2.00	1436	1940	5460	N/A
TOTAL SALES						\$20,210,750
AVERAGE SALE PRICE						\$1,010,538
AVERAGE \$ PER SQ FT						\$791

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MARCH . 2005							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
WALNUT AVE	2	5	2.00	1713	1949	5837	\$600,000
ELECTRIC AVE	2	3	2.00	1456	1921	4181	\$816,800
6TH AVE	2	3	2.00	763	1914	4922	\$959,000
SUPERBAVE	2	3	2.00	1633	1940	3600	\$970,000
PALMS BL	2	2	3.00	790	1920	5400	\$1,055,000
BROOKS AVE	4	8	4.00	3380	1966	5009	\$1,060,000
PISANI PL	5	8	5.00	3456	1966	4007	\$1,122,000
SHELL AVE	2	5	3.00	1857	1955	5676	\$1,300,000
PALOMA AVE	3	5	4.00	880	1922	3920	\$1,395,000
BOCCACCIO AVE	4	0	5.00	5380	1926	6755	\$2,400,000
SAN JUAN AVE	15	0	15.00	9636	1922	6011	\$2,750,000
WESTMINSTER AVE	3	13	6.50	9070	1990	5500	\$3,300,000
TOTAL SALES							\$17,727,800
AVERAGE SALE PRICE							\$1,477,317
AVERAGE \$ PER SQ FT							\$439

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MARCH . 2005					
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE
HAMPTON DR	0	1.50	N/A	2004	\$679,000
HAMPTON DR	0	1.50	N/A	2004	\$700,000
MAIN ST	2	1.75	1188	1989	\$740,000
HAMPTON DR	0	1.50	1635	2004	\$840,000
HAMPTON DR	0	1.50	1444	2004	\$848,000
5TH AVE	1	1.50	1608	1999	\$925,000
ROSE AVE	3	3.00	2070	1992	\$1,000,000
MAIN ST	2	2.00	1366	1989	\$1,175,000
TOTAL SALES					\$6,907,000
AVERAGE SALE PRICE					\$863,375
AVERAGE \$ PER SQ FT					\$594

VENICE VACANT LAND SALES ...

VACANT LAND SALES . MARCH . 2005		
STREET	LOT SQ	SALE PRICE
BOCCACCIO AVE	4966	\$1,150,000