

# MARCH 2006 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES - MARCH - 2006						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
217 LINNE CANAL	4	4.00	1999	1976	2650	\$1,975,000
232 CARROLL CANAL	1	1.00	520	1925	2650	\$1,395,000
452 HOWLAND CANAL	2	2.00	1628	1921	2650	\$1,895,000
343 28TH AVE	1	1.00	1131	1942	4200	\$1,265,000
2325 MCKINLEY AVE	3	2.50	N/A	2006	3680	\$2,395,000
2314 MCKINLEY AVE	2	2.00	1280	1953	3600	\$1,312,000
2909 BEACH AVE	3	1.00	1076	1942	3999	\$975,000
653 OXFORD AVE	2	1.00	1116	1954	3800	\$975,000
2474 GLYNDON AVE	3	2.00	1480	1948	5850	\$850,000
1224 ELM ST	2	1.00	780	1949	4400	\$695,000
1133 VAN BUREN AVE	2	1.00	984	1937	4200	\$901,000
216 SAN JUAN AVE	2	2.00	750	1912	1530	\$855,000
510 VENICE WAY	2	1.00	880	1953	1958	\$719,000
720 BROOKS AVE	3	2.00	1140	1920	5200	\$895,000
538 WESTMINSTER AVE	2	1.50	1380	1930	5200	\$1,295,000
1215 7TH AVE	1	1.00	899	1914	6110	\$875,000
651 SUNSET AVE	2	1.00	828	1941	5800	\$905,000
WARREN AVE	2	1.00	944	1946	4400	\$730,000
WARREN AVE	2	1.00	948	1946	4400	\$769,000
VENICE BLVD	2	1.00	1046	1923	3310	\$790,000
MARCO PL	2	1.00	855	1924	3330	\$1,050,000
VENEZIA AVE	3	1.75	1688	1913	4500	\$1,130,000
NOWITA PL	2	1.00	984	1923	3400	\$1,175,000
WALNUT AVE	4	2.00	1582	1991	5850	\$1,325,000
GLENCOE AVE	2	2.00	2140	1946	5720	\$1,510,000
SHELL AVE	2	2.50	1780	1923	2178	\$1,679,000
NOWITA PL	3	3.00	1616	1922	3610	\$1,735,000
SUPERBA AVE	3	2.50	2070	1922	3311	\$2,000,000
PALMS BLVD	5	3.00	1916	1955	10962	N/A
TOTAL SALES						\$14,050,000
AVERAGE SALE PRICE						\$1,216,071
AVERAGE \$ PER SQ FT						\$944

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES - MARCH - 2006							
STREET	INETS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WASHINGTON WAY	3	2	3.00	1610	1947	6186	\$520,000
BERNARD AVE	2	2	2.00	1101	1947	4269	\$440,000
OCEAN AVE	2	2	2.00	792	1924	2701	\$495,000
4TH AVE	2	4	2.00	2890	1922	4225	\$1,190,000
ABBOT KINNEY BLVD	2	6	4.00	2528	1960	4138	\$1,220,000
OZONE AVE	2	4	2.00	1644	1908	3006	\$1,500,000
VERNON AVE	2	4	3.00	2662	1913	4792	\$1,620,000
ROSE AVE	8	8	8.00	5670	2001	5619	\$2,505,500
OCEAN FRONT WALK	13			10080	1911	4269	\$6,600,000
TOTAL SALES							\$16,854,500
AVERAGE SALE PRICE							\$1,872,722
AVERAGE \$ PER SQ FT							\$582

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES - MARCH - 2006						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
PENMAR AVE	2	3.00	1253	1982	\$555,000	
ABBOT KINNEY BLVD	2	3.00	912	1985	\$560,000	
FLOWER AVE	2	2.00	1421	2000	\$820,000	
HAMPSON DR	0	2.00	1630	2004	\$1,021,500	
MAIN ST	3	2.50	1366	1989	\$1,384,500	
HARBOR ST	3	3.00	2400	1986	\$1,425,000	
TOTAL SALES					\$5,766,000	
AVERAGE SALE PRICE					\$961,000	
AVERAGE \$ PER SQ FT					\$643	

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES - MARCH - 2006				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
VICTORIA AVE	6615	1999	5009	\$2,185,000