

APRIL 2002 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

APRIL • 2002						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VERNON AVE	2	1	972	1941	4800	\$390,000
LAKE ST	4	2	1416	1955	4800	\$400,000
SUNSET AVE	2	1	1540	1922	7100	\$400,000
VICTORIA AVE	1	1	700	1910	2500	\$420,000
SUPERBA AVE	2	1	1401	1926	4800	\$435,000
ROSE AVE	3	2	1225	1954	6000	\$435,000
WALNUT AVE	3	1	1084	1950	5850	\$455,000
CRESTMORE	2	1	1262	1922	3920	\$464,000
HARRISON AVE	2	1	908	1947	4200	\$472,000
GLENCOE AVE	3	2	1692	1925	5590	\$473,000
MARCO PL	1	1	695	1921	3330	\$525,000
VICTORIA AVE	2	1	1010	1925	4715	\$545,000
AMDROSD PL	3	1	856	1929	3150	\$550,000
CLUNE AVE	3	2	1273	1942	5220	\$590,000
OCEAN AVE	3	2	1672	1924	2700	\$625,000
OCEAN AVE	2	2	1600	1928	2700	\$640,000
MARCO PL	2	2	1302	1920	3600	\$699,000
GLYNDON AVE	3	1	1300	1922	5850	\$775,000
MILWOOD AVE	1	1	504	1919	2380	\$899,000
GRAND CANAL	3	3	2544	1922	2700	\$885,000
DUDLEY AVE	5	2	1818	1908	3270	\$1,035,000
PALMS BLVD	3	1	1125	1947	5760	NA
MILWOOD AVE	3	2	2037	1923	6120	NA
TOTAL SALES						\$12,212,000
AVERAGE SALE PRICE						\$581,524
AVERAGE \$ PER SQ FT						\$456

VENICE RESIDENTIAL INCOME SALES ...

APRIL • 2002							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	2	4	2	1100	1905	4792	\$325,000
ROSE AVE	3	3	3	1285	1951	3180	\$500,000
BROADWAY	4				1900	5197	\$500,000
VENEZIA AVE	3	3	3	1728	1922	5200	\$525,000
WESTMINSTER	3	6	5	2464	1987	5184	\$575,000
PACIFIC AVE	2	2	2	1880	1906	2744	\$585,000
BROOKS AVE	2	3	2	1583	1924	5097	\$585,000
OAKWOOD AVE	2	4	2	1782	1968	3652	\$595,000
CLUBHOUSE AVE	6	2	6	2516	1952	4497	\$649,000
HORIZON AVE	3	1	1	3135	1906	2701	\$695,500
24TH AVE	3	2	3	2904	1968	2657	\$630,000
GRAND CANAL	2	4	2	2064	1960	2701	\$690,000
WASHINGTON BL	5	10	5	4480	1952	6621	\$1,045,000
WAVECREST AVE	18		18	6486	1908	5401	\$1,685,000
BEACH AVE	2	2	1	1338		2700	NA
TOTAL SALES							\$9,984,500
AVERAGE SALE PRICE							\$713,179
AVERAGE \$ PER SQ FT							\$284

VENICE CONDOMINIUM SALES ...

APRIL • 2002					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
FLOWER AVE	3	3	1948	1989	\$479,000
HARBOR ST	2	3	2316	1986	\$750,000
PALOMA AVE	3	3	2230	1994	\$760,000

VENICE COMMERCIAL SALES ...

APRIL • 2002				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY	1197	1921	2701	\$505,000
MAIN ST	2915	1965	10629	\$1,415,000

VENICE VACANT LAND SALES ...

APRIL • 2002		
STREET	LOT SZ	SALE PRICE
BROOKS AVE	7197	\$789,000