

# APRIL 2003 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . APRIL . 2003						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
OAKWOOD AVE	2	2	684	1905	3838	\$379,000
SAN JUAN AVE	1	1	750	1912	1630	\$380,000
BROADWAY ST	3	2	1048	1903	3833	\$435,000
SUNSET AVE	2	1	884	1948	4800	\$435,000
ASBOT KINNEY BLVD	2	1	640	1994	1220	\$480,000
CALIFORNIA AVE	1	1	718	1922	4725	\$492,000
GLENCOE AVE	2	1	1003	1950	5590	\$509,000
BREEZE AVE	1	1	884	1911	2250	\$516,000
BRYAN AVE	2	2	1271	1956	3990	\$530,000
INDIANA AVE	3	2	1256	1954	6040	\$537,000
VERNON AVE	2	2	1265	1956	5900	\$540,000
MARCO PL	2	1	933	1913	3330	\$545,000
CLARK ST	2	1	840	1949	3600	\$547,000
WILSON AVE	2	1	1012	1946	3600	\$575,000
BEACH AVE	2	1	792	1947	3700	\$591,000
GLYNDON AVE	3	2	1827	1950	5720	\$609,500
MARCO PL	1	1	800	1920	3330	\$625,000
BROOKS AVE	3	2	1100	1924	5200	\$629,000
AMOROSO PL	3	3	1995	1990	2004	\$635,000
VENEZIA AVE	2	1	1040	1923	4100	\$650,000
VALITA ST	3	3	1978	1956	5600	\$650,000
WESTMINSTER AVE	2	2	1389	1913	5200	\$699,000
CLOY AVE	3	2	1317	1975	3790	\$750,000
VIENNA WAY	5	2	2,255	1950	10962	\$750,000
WALNUT AVE	3	2	1582	1991	5850	\$770,000
MILWOOD AVE	3	1	1125	1947	5400	\$855,000
THORNTON AVE	4	3.75	2,700	1927	3900	\$1,075,000
MILWOOD AVE	2	1	1017	1949	8756	\$1,190,000
NOWITA PL	3	2.5	2350	2002	3145	\$1,225,000
HOWLAND CANAL	2	2	1628	1921	2850	N/A
TOTAL SALES						\$16,583,500
AVERAGE SALE PRICE						\$640,810
AVERAGE \$ PER SQ FT						\$515

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . APRIL . 2003							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
MARCO PL	2	2	2	1478	1923	3223	\$265,000
VERNON AVE	2	4	2	1440	1914	4800	\$425,000
LINDEN AVE	2	2	2	1139	1941	3230	\$598,000
GRAND BLVD	2	6	5	3712	1947	4487	\$601,000
PRESTON WAY	2	5	3	1926	1990	10962	\$685,000
3RD AVE	4	6	4	3374	1953	6634	\$723,000
ELECTRIC AVE	2	3	3	1951	1914	3920	\$790,000
CALIFORNIA AVE	5	5	5	2006	1936	6752	\$949,000
OCEAN FRONT WAL	4	6	4	2298	1958	2525	\$1,245,000
TOTAL SALES							\$6,281,000
AVERAGE SALE PRICE							\$667,889
AVERAGE \$ PER SQ FT							\$325

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . APRIL . 2003					
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	2	2	1075	1984	\$371,500
MAN ST	2	2	1366	1989	\$290,000
TOTAL SALES					\$1,061,500
AVERAGE SALE PRICE					\$530,750
AVERAGE \$ PER SQ FT					\$435

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . APRIL . 2003					
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE	
ASBOT KINNEY BLVD	1002	1921	2701	\$565,000	
ASBOT KINNEY BLVD	848	1921	2701	\$731,000	
LINCOLN BLVD	13395	1981	15386	\$2,560,000	