

# APRIL 2004 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . APRIL . 2004						
STREET	BDR	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
MARCO PL	2	1	877	1942	4288	\$373,500
ROSE AVE	3	1	1029	1946	5000	\$420,000
ELECTRIC AVE	1	1	650	1922	938	\$427,500
LOUELLA AVE	2	1	1163	1906	5858	\$625,000
SANTA CLARA AVE	2	2	1260	1979	5200	\$667,000
ANGELUS PL	2	1	804	1922	4182	\$725,000
SAN JUAN AVE	2	2	1096	1983	2600	\$729,000
WARREN AVE	4	3	2270	1924	4400	\$735,000
CABRILLO AVE	2	1	800	1920	2550	\$750,000
VENEZIA AVE	2	1	1298	1924	3700	\$750,000
7TH AVE	3	1.75	1396	1912	4284	\$780,000
MCKINLEY AVE	2	1	850	1948	3680	\$770,000
PARK PL	2	1	1170	1908	2250	\$785,900
OCEAN AVE	3	2	1324	1957	2700	\$825,000
WILSON AVE	2	2	1208	1950	3600	\$825,000
WOODLAWN AVE	3	1	1239	1921	5670	\$830,000
BEACH AVE	4	3	1835	1954	2700	\$847,000
WARREN AVE	3	2.5	2177	1946	4400	\$849,000
BROOKS AVE	2	1	1008	1906	5280	\$850,000
LINCOLN BLVD	3	2	1650	1919	5706	\$850,000
WOODLAWN AVE	2	1	1196	1925	3500	\$850,000
PALMS BLVD	2	3	2542	1953	5400	\$1,050,000
PALOMA AVE	1	2	2112	1986	3510	\$1,415,000
MCKINLEY AVE	2	3.5	3078	2002	7520	\$1,919,889
TOTAL SALES						\$19,528,799
AVERAGE SALE PRICE						\$817,886
AVERAGE \$ PER SQ FT						\$577

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . APRIL . 2004							
STREET	NUM'G	BDR	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
BROOKS AVE	2	2	2	1200	1948	2222	\$650,000
VERNON AVE	3	3	3	1440	1952	4792	\$855,000
GLENCOE AVE	2	4	2	1621	1912	5850	\$748,000
19TH AVE	3	3	3	1380	1939	2657	\$780,000
CRESTMORE PL	2	2	2	936	1921	4203	\$780,000
BROOKS AVE	2	4	2	1584	1945	5184	\$780,000
SUPERBA AVE		2	1	1232	1924	3600	\$805,000
SAN JUAN AVE	2	3	2	1442	1921	5184	\$883,500
VERNON AVE	3	6	4	2736	1908	8011	\$1,025,000
PENMAR AVE	4	6	4	3144	1945	5489	\$1,075,000
MARKET ST	2	5	3	2164	1910	2483	\$1,190,000
TOTAL SALES							\$9,351,500
AVERAGE SALE PRICE							\$850,136
AVERAGE \$ PER SQ FT							\$495

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . APRIL . 2004					
STREET	BDR	BTH	SQ FT	YR BLT	SALE PRICE
SUNSET AVE	1	1	818	1980	\$400,000
MAIN ST	2	2.5	1505	1989	\$670,000
HARBOR ST	3	3	2029	1986	\$720,000
MILDRED AVE	3	2.5	1880	1981	\$765,000
INDIANA AVE	1	2	1520	1981	\$1,050,000
TOTAL SALES					\$3,805,000
AVERAGE SALE PRICE					\$761,000
AVERAGE \$ PER SQ FT					\$485

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . APRIL . 2004				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
LINCOLN BLVD	2400	1952	3723	\$655,000

## VENICE VACANT LAND SALES ...

VACANT LAND SALES . APRIL . 2004		
STREET	LOT SQ	SALE PRICE
BREEZE AVE	2701	\$885,000