

APRIL 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . APRIL . 2005						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	2	1.00	676	1924	4800	\$645,000
CARROLL CANAL	1	1.00	360	1921	2700	\$700,000
NOWITA PL	2	1.00	809	1927	4790	\$705,000
LAKE ST	3	1.00	1365	1951	5356	\$725,000
FREY AVE	2	1.00	930	1950	3600	\$830,000
S VENICE BLVD	2	1.00	636	1921	3000	\$835,000
SUNSET AVE	3	2.00	1312	1950	4800	\$860,000
SAN JUAN AVE	2	1.00	1016	1912	5200	\$881,000
BERNARD AVE	3	2.00	1410	1947	4284	\$905,000
PENMAR AVE	2	2.00	1734	1938	6360	\$917,000
AMOROSO PL	2	2.00	1026	1921	3600	\$965,000
AMOROSO PL	2	1.75	773	1921	3330	\$1,000,000
GRANDVIEW AVE	2	1.50	1485	1947	6700	\$1,080,000
OXFORD AVE	3	3.00	3005	2001	5038	\$1,235,000
LAKE ST	4	2.00	1980	1947	5200	\$1,252,500
CRESTMORE PL	2	1.00	852	1923	4879	\$1,345,000
WINDWARD AVE	3	4.00	2300	1920	2850	\$1,350,000
30TH AVE	2	2.00	946	1920	2657	\$1,400,000
GRAND CANAL	3	3.00	2201	1977	3279	\$1,540,000
VENICE WAY	2	1.00	805	1952	2086	N/A
TOTAL SALES						\$19,170,500
AVERAGE SALE PRICE						\$1,008,974
AVERAGE \$ PER SQ FT						\$773

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . APRIL . 2005							
STREET	UNITS	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VERNON AVE	3	3	3.00	1440	1952	4791	\$778,125
SAN JUAN AVE	3	4	3.00	N/A	1922	5183	\$845,000
SUNSET AVE	4	4	4.00	1600	1945	5793	\$1,050,000
OZONE AVE	4	6	6.00	2688	1906	3005	\$1,300,000
PACIFIC AVE	5	5	5.00	2413	1911	4665	\$1,350,000
TOTAL SALES							\$5,423,125
AVERAGE SALE PRICE							\$803,854
AVERAGE \$ PER SQ FT							\$696

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . APRIL . 2005						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR	0	1.00	1119	2004		\$695,000
MAIN ST	2	2.00	1188	1989		\$725,000
HAMPTON DR	N/A	N/A	N/A	2004		\$950,000
TOTAL SALES						\$2,370,000
AVERAGE SALE PRICE						\$790,000
AVERAGE \$ PER SQ FT						\$616

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . APRIL . 2005				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	240		2701	\$590,909
VENEZIA AVE	1984	1952	5009	\$1,060,000
ABBOT KINNEY BLVD	9700	1922	30274	\$1,445,000
NOWITA PL	8192	1925	11917	\$2,000,000

VENICE VACANT LAND SALES ...

VACANT LAND SALES . APRIL . 2005		
STREET	LOT SZ	SALE PRICE
RIALTO AVE	2548	\$928,700