

APRIL 2006 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . APRIL . 2006						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
635 OXFORD AVE	2	1.00	762	1953	2485	\$800,000
681 OXFORD AVE	2	1.00	830	1955	2500	\$825,000
728 APPLEBY ST	3	1.00	1213	1951	5000	\$850,000
839 COMMONWEALTH AVE	2	1.50	1040	1928	4200	\$875,000
2012 WALNUT AVE	2	1.00	770	1924	5715	\$930,000
2416 CLOY AVE	2	1.00	1042	1950	3600	\$945,000
1374 ROSE AVE	4	2.00	1936	1965	5060	\$949,000
845 MILWOOD AVE	2	1.00	816	1948	4375	\$1,000,000
516 ALTAIR PL	3	1.00	1170	1923	2700	\$1,200,000
2332 BEACH AVE	3	2.50	1784	1948	2700	\$1,325,000
1028 NOWITA PL	4	2.00	1728	1923	4760	\$1,375,000
899 COMMONWEALTH AVE	4	3.50	N/A	1946	4635	\$1,600,000
317 BROOKS AVE	2	1.00	836	1925	5279	\$1,600,000
3001 GRAND CANAL	3	3.00	2627	1977	3920	\$2,185,000
729 NOWITA PL	3	2.50	2925	2005	3400	\$2,190,000
TOTAL SALES						\$18,649,000
AVERAGE SALE PRICE						\$1,243,267
AVERAGE \$ PER SQ FT						\$875

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . APRIL . 2006							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
228 RENNIE AVE	2	4	2.00	1824	1927	4138	\$750,000
725 BROADWAY AVE	2	3	2.00	736	1905	4617	\$950,000
705 BROADWAY ST	2	2	2.00	1178	1936	4617	\$1,000,000
749 VERNON AVE	3	3	3.00	2500	1948	4800	\$1,050,000
2116 ZENO PL	2	2	2.00	576	1923	3093	\$1,080,000
731 AMOROSO PL	2	2	3.00	1186	1920	3150	\$1,105,000
115 VISTA PL	3	7	3.00	2512	1923	2091	\$1,130,000
535 ROSE AVE	3	2	3.00	1295		3049	\$1,130,000
760 MILWOOD AVE	2	3	2.00	1453	1950	5400	\$1,135,000
205 4TH AVE	2	6	2.00	2346	1924	6273	\$1,200,000
700 ANGELUS PL	5	3	5.00	2463	1911	4200	\$1,325,000
2918 PACIFIC AVE	5	6	5.00	2618	1924	9365	\$2,300,000
TOTAL SALES							\$14,135,000
AVERAGE SALE PRICE							\$1,177,917
AVERAGE \$ PER SQ FT							\$683

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . APRIL . 2006						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
2500 ABBOT KINNEY BLVD	2	3.00	923	1985		\$562,500
2500 ABBOT KINNEY BLVD	2	3.00	954	1985		\$580,000
2500 ABBOT KINNEY BLVD	2	2.50	898	1985		\$610,000
245 MAIN ST		2	2.00	1188	1989	\$750,000
235 MAIN ST		2	2.00	1245	1989	\$810,000
37 26TH AVE		2	2.50	1291	1992	\$1,175,000
255 MAIN ST		2	2.00	1620	1989	\$1,199,000
TOTAL SALES						\$5,686,500
AVERAGE SALE PRICE						\$812,357
AVERAGE \$ PER SQ FT						\$700