

APRIL 2007 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . APRIL . 2007						
STREET	BDM	BTH	SQFT	YR BLT	LOT SZ	SALE PRICE
FLOWER AVE	2	1	942	1946	4400	\$650,000
WALNUT AVE	2	1	960	1924	5850	\$765,000
INDIANA CT	3	1	1213	1951	5150	\$798,500
WARREN AVE	3	1	1146	1951	4400	\$799,000
SUNSET AVE	2	1.5	948	1946	5649	\$799,000
GRAND BLVD	2	1.5	855	1953	2250	\$895,000
VENEZIA AVE	2	2	1100	1923	4000	\$929,000
VISTA PL	1	1	806	1907	2250	\$940,000
GLENCOE AVE	3	1	1179	1950	5460	\$969,000
INDIANA AVE	3	2.5	1693	1954	5000	\$1,130,000
GRAND	2	1.75	1236	1912	2700	\$1,185,000
BERNARD AVE	3	2	1812	1927	3978	\$1,246,000
VISTA PL	3	4	2130	1993	2100	\$1,650,000
MILDRED AVE	3	3	2900	2006	7226	\$1,995,000
CLUNE AVE	4	3	N/A	2006	5220	\$2,340,000
MARCO PL	3	3.5	2623	2006	3223	\$2,395,000
HOWLAND CANAL	4	4	3644	2002	2850	\$2,850,000
TOTAL SALES						\$22,335,500
AVERAGE SALE PRICE						\$1,313,853
AVERAGE \$ PER SQ FT						\$794

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . APRIL . 2007							
STREET	# UNITS	BDM	BTH	SQFT	YR BLT	LOT SZ	SALE PRICE
N VENICE BLVD	3	3	3	1825	1922	3088	\$975,000
MILWOOD AVE	2	3	2	1453	1950	5400	\$1,080,000
GRAND BLVD	2	2	2	1473	1947	4487	\$1,150,000
ROSE AVE	2	2	4	1348	1924	2918	\$1,175,000
ROSE AVE	6	4	6	2624	1964	3528	\$1,440,000
N VENICE BLVD	4	6	4	2608	1964	2657	\$1,450,000
PALOMA AVE	12	10	14	11055	1972	7100	\$3,199,000
ROSE AVE	60			25664	1912	7140	\$10,800,000
TOTAL SALES							\$21,269,000
AVERAGE SALE PRICE							\$2,658,625
AVERAGE \$ PER SQ FT							\$443

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . APRIL . 2007					
STREET	BDM	BTH	SQFT	YR BLT	SALE PRICE
BREEZE AVE	2	2	1168	1976	\$899,000
MAIN ST	3	2	1391	1989	\$1,075,000
BROOKS AVE	1	2.25	1844	2002	\$1,650,000
TOTAL SALES					\$3,624,000
AVERAGE SALE PRICE					\$1,208,000
AVERAGE \$ PER SQ FT					\$823

VENICE VACANT LAND SALES ...

VACANT LAND SALES . APRIL . 2007		
STREET	LOT SZ	SALE PRICE
RIALTO AVE	2548	\$860,000