

APRIL 2008 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . APRIL . 2008							
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
PENMAR AVE	2	1	742	1949	2880	\$581,250	
BROOKS AVE	4	2	1860	1923	5200	\$800,000	
GARFIELD AVE	2	1.00	1166	1924	4200	\$840,000	
GLYNDON AVE	3	2.00	936	1924	5850	\$854,000	
LOUELLA AVE	2	1.00	1369	1915	5850	\$950,000	
SUPERBA AVE	3	2.00	1028	1923	3600	\$961,250	
INDIANA CT	3	1.50	1213	1951	5150	\$990,000	
LOUELLA AVE	3	2.00	1322	1940	5460	\$1,030,000	
ROSE AVE	1	1.00	666	1907	3390	\$1,125,000	
HORIZON AVE	5	2.00	2214	1910	2700	\$1,200,000	
CRESTMORE PL	2	2.50	762	1922	4200	\$1,200,000	
CLARK AVE	2	2.50	1500	2007	3600	\$1,500,000	
GLYNDON AVE	3	3.00	1859	1927	5600	\$1,500,000	
PROSPECT AVE	3	3.50	1700	1951	8520	\$1,560,000	
OCEAN AVE	3	1.75	2300	2008	3600	\$1,700,000	
VENEZIA AVE	4	3.50	2894	2006	3700	\$2,100,000	
CARROLL CANAL	5	3.50	3467	1976	3200	\$2,700,000	
OCEAN FRONT	2	2.00	1088	1940	3240	\$2,895,000	
TOTAL SALES							\$24,486,500
AVERAGE SALE PRICE							\$1,360,361
AVERAGE \$ PER SQ FT							\$872

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . APRIL . 2008							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VENICE WAY	2	2	2.00	1473	1947	4486	\$970,000
ELECTRIC AVE	2	4	2.00	1541	1955	3920	\$1,150,000
20TH AVE	2	3	3.00	1900	1905	2657	\$1,350,000
PACIFIC AVE	7	8	7.00	3802	1910	2400	\$1,435,000
TOTAL SALES							\$4,905,000
AVERAGE SALE PRICE							\$1,226,250
AVERAGE \$ PER SQ FT							\$563

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . APRIL . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
VERNON AVE	4	2.75	1980	2005	\$895,000	
28TH AVE	3	3.50	2000	2007	\$1,450,000	
TOTAL SALES						\$2,345,000
AVERAGE SALE PRICE						\$1,172,500
AVERAGE \$ PER SQ FT						\$589

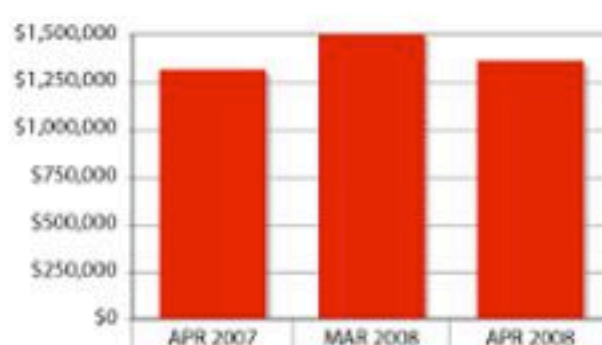
SALES COMPARISON ...

Number of Single Family Homes Sold



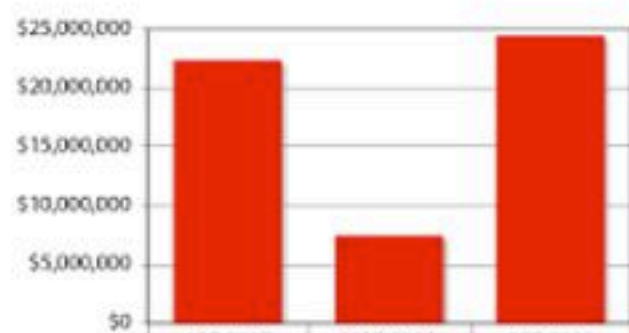
	APR 2007	MAR 2008	APR 2008
# SALES	17	5	18

Average Single Family Home Sale Price



	APR 2007	MAR 2008	APR 2008
AVG SALES \$	\$1,313,853	\$1,499,000	\$1,360,361

Total Single Family Home Sales Volume



	APR 2007	MAR 2008	APR 2008
TOT SALES \$	\$22,335,500	\$7,495,000	\$24,486,500

Average Single Family Home Price / Sq Ft



	APR 2007	MAR 2008	APR 2008
AVG \$/SF	\$794	\$757	\$872