

MAY 2002 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

MAY • 2002						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VAN BUREN AVE	2	1	883	1941	4200	\$495,000
BROOKS AVE	2	3	1584	1946	5184	\$507,000
PALMS BLVD	3	2	1530	1950	5760	\$513,000
VICTORIA AVE	3	2	1692	1923	5619	\$545,000
INDIANA AVE	2	1	832	1925	4800	\$549,000
BOCCACCIO AVE	2	2	1032	1923	3600	\$551,000
WAVECREST AVE	1	1	848	1939	2250	\$569,000
INDIANA AVE	2	1	1172	1912	4800	\$575,000
28TH AVE	3	1	1146	1941	4000	\$580,000
STRONGS DR	2	1	570	1943	2700	\$585,000
BRYAN AVE	2	2	1260	1950	3897	\$605,000
26TH AVE	1	2	914	1924	2640	\$625,000
ALTAIR PL	3	1	1170	1923	2700	\$640,000
MILWOOD AVE	4	2	1510	1940	5400	\$667,000
WAVECREST AVE	3	1	1188	1910	2700	\$690,000
CALIFORNIA AVE	3	2	1737	1953	5227	\$722,000
AMOROSO PL	3	3	1764	1948	3600	\$760,000
STRONGS DR	2	3	1722	1980	2700	\$767,500
20TH AVE	2	1	1120	1907	2640	\$775,000
GRAND CANAL	2	3	3140	1989	2700	\$1,185,000
HOWLAND CANAL	5	5	3076	1928	2850	\$1,345,000
LINNE CANAL	3	4	3000	1922	2831	\$1,500,000
TOTAL SALES						\$15,750,500
AVERAGE SALE PRICE						\$715,932
AVERAGE \$ PER SQ FT						\$479

VENICE RESIDENTIAL INCOME SALES ...

MAY • 2002							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SAN JUAN AVE	2	3	2	1640	1929	5184	\$325,000
BROOKS AVE	2	2	2	947	1948	2222	\$370,000
VERNON AVE	2	5	3	1632	1952	4792	\$485,000
SANTA CLARA	3	3	3	1653	1922	5184	\$485,000
WESTMINSTER	2	4	2	1812	1946	5184	\$526,000
AMOROSO PL	2			1008	1921	3330	\$535,000
SHELL AVE	2	4	2	1491	1912	4095	\$586,000
ELECTRIC AVE	2	2	2	1585	1914	3790	\$600,000
4TH AVE	4	4	4	1872	1924	4138	\$635,000
SHERMAN CANAL	2	2	1	1314	1948	3049	\$718,000
VENEZIA AVE	2	3	2	2011	1924	4800	\$725,000
20TH AVE	2	4	3	1884	1960	2657	\$799,000
6TH AVE	2			1437	1926	4269	\$900,000
OCEANFRONT WK	6	4	4	4118	1940	5053	\$2,550,000
DUDLEY AVE	2	2	2	1175	1907	3746	NA
TOTAL SALES							\$10,239,000
AVERAGE SALE PRICE							\$682,610
AVERAGE \$ PER SQ FT							\$470

VENICE CONDOMINIUM SALES ...

MAY • 2002					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
MAIN ST	2	2	1245	1999	\$440,000
26TH AVE	2	3	1825	1985	\$559,000
MILDRED AVE	2	3	1678	1985	\$575,000
FLOWER AVE	3	1	812	1922	\$578,000
HARBOR ST	3	3	1918	1996	\$750,000
TOTAL SALES					\$2,902,000
AVERAGE SALE PRICE					\$580,400
AVERAGE \$ PER SQ FT					\$388

VENICE VACANT LAND SALES ...

MAY • 2002		
STREET	LOT SZ	SALE PRICE
STRONGS DR	3006	\$668,000