

MAY 2003 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MAY . 2003						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MILDRED AVE	2	1	630	1954	2000	\$376,000
INDIANA AVE	2	1	832	1925	4800	\$460,000
MARCO PL	2	1	795	1949	3998	\$481,000
PLEASANTVIEW AVE	3	1.75	1123	1953	4199	\$529,000
NAPLES AVE	2	1	1162	1924	6202	\$575,000
MCKINLEY AVE	2	1	700	1950	3600	\$575,000
SUPERBA AVE	3	1	880	1923	3419	\$585,000
WESTMINSTER AVE	2	1	892	1919	5200	\$585,000
WASHINGTON WAY	2	1	952	1925	4200	\$605,000
BEACH AVE	3	2	1231	1978	2430	\$610,000
MAIN ST	2	2	1251	1991	1171	\$628,000
CALIFORNIA AVE	2	2	972	1953	5400	\$677,825
RIALTO AVE	2	2	936	1912	2400	\$691,500
NOWTA PL	3	2	1350	1946	4756	\$699,000
SUPERBA AVE	3	2	1811	1942	4796	\$705,000
SUPERBA AVE	2	2	1620	1923	3600	\$812,000
SUPERBA AVE	4	3	1720	1922	3236	\$979,000
CARROLL CANAL	3	2.5	2702	1988	2400	\$1,205,000
OCEAN FRONT WK	3	2	2020	1929	2520	\$1,400,000
OCEAN FRONT WK	3	3.5	3515	2002	4680	\$1,862,500
OCEAN FRONT WK	3	4.5	4400	2001	5052	\$3,350,000
TOTAL SALES						\$18,390,825
AVERAGE SALE PRICE						\$875,744
AVERAGE \$ PER SQ FT						\$584

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MAY . 2003							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CALIFORNIA AVE	2	2	1.75	640	1922	4051	\$480,000
BROADWAY ST	2	3	2	1646	1950	5183	\$500,000
ROSE AVE	3	2	3	1255	1951	3049	\$613,000
MILWOOD AVE	2	4	2	1676	1963	5400	\$678,000
BROADWAY ST	8	7	8	4230	1961	5184	\$680,000
20TH AVE	2	5	3	540	1924	2657	\$700,000
ALTAIR PL	2	2	2	1257	1918	2700	\$728,000
WINDWARD AVE	2	3	2	1634	1905	3484	\$784,000
PARK AVE	2			2112	1907	3600	\$930,000
STRONGS DR	2	2	4	1883	1967	2700	\$935,000
PENMAR AVE	6	7	6	3504	1949	5401	\$985,000
GRAND CANAL	4	8	4	2932	1948	5314	\$1,300,000
TOTAL SALES							\$9,322,000
AVERAGE SALE PRICE							\$716,833
AVERAGE \$ PER SQ FT							\$399

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MAY . 2003						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NAVY ST	2	2.5	1187	1985		\$535,000
MILDRED AVE	4	2.5	1980	1991		\$705,000
MILDRED AVE	3	2.5	2008	1991		\$759,000
HARBOR ST	2	2	2000	1986		\$780,000
OCEAN FRONT WK	2	2.5	2807	1990		\$1,800,000
TOTAL SALES						\$4,379,000
AVERAGE SALE PRICE						\$875,800
AVERAGE \$ PER SQ FT						\$439

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . MAY . 2003				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
LINCOLN BLVD	2450	1959	3659	\$448,000