

MAY 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MAY . 2004						
STREET	DOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HARRISON AVE	3	2.00	900	1952	2125	\$600,000
PALMS BLVD	3	1.00	1182	1916	5280	\$600,000
GLYNDON AVE	3	1.00	1171	1946	5850	\$605,000
GLYNDON AVE	2	1.00	1477	1915	5850	\$618,000
LAKE ST	3	1.75	1418	1955	4800	\$650,000
OAKWOOD AVE	2	1.00	692	1925	3615	\$651,500
VERNON AVE	2	1.00	908	1950	4800	\$661,000
PENMAR AVE	3	2.50	2007	1996	3,506	\$680,000
OCEAN AVE	2	1.00	864	1950	2730	\$699,000
VENICE WAY	2	2.00	836	1953	1950	\$735,000
AMOROSO PL	3	1.75	1251	1947	5863	\$744,700
BERNARD AVE	2	1.00	846	1941	4284	\$755,000
CABRILLO AVE	2	2.00	703	1951	2254	\$760,000
COMMONWEALTH AVE	2	1.50	1040	1928	4200	\$783,500
PROSPECT AVE	2	1.50	1152	1923	8520	\$815,000
GRAND BLVD	4	3.00	1801	1913	2701	\$849,000
BROOKS AVE	3	2.00	1680	1928	5180	\$874,000
PALMS BLVD	3	3.00	2280	1976	10962	\$901,000
AMOROSO PL	2	1.00	768	1921	3600	\$911,000
ALTAIR PL	3	2.00	1257	1918	2701	\$1,000,000
GARFIELD AVE	3	3.00	1972	1924	10200	\$1,027,000
DELL AVE	1	2.00	1227	1955	2831	\$1,118,000
19TH AVE	3	3.00	1756	1908	2640	\$1,149,000
EASTERN CANAL	1	1.00	1352	1998	2730	\$1,285,000
TOTAL SALES						\$19,471,700
AVERAGE SALE PRICE						\$811,321
AVERAGE \$ PER SQ FT						\$636

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MAY . 2004							
STREET	# UNITS	DOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALMS BLVD	2			1182	1916	5280	\$600,000
BROOKS AVE	2	4	2.00	1610	1953	5184	\$700,000
WOODLAWN AVE	2	3	2.00	1392	1923	4008	\$725,000
BROOKS AVE	2	5	3.00	1848	1907	5271	\$740,000
FLOWER AVE	2			1499	1939	3311	\$742,000
BOCCACCIO AVE	2	4	3.00	1778	1977	3999	\$980,000
WESTMINSTER AVE	4	8	4.00	3452	1951	5184	\$1,035,000
CALIFORNIA AVE	5	5	5.00	2006	1936	6752	\$1,124,999
WESTMINSTER AVE	5			2248	1925	4790	\$1,231,250
CLUBHOUSE AVE	2	8	4.00	3080	1988	3150	\$1,550,000
VENICE BLVD	14	18	14.00	9050	1953	16335	\$2,000,000
TOTAL SALES							\$11,428,249
AVERAGE SALE PRICE							\$1,038,932
AVERAGE \$ PER SQ FT							\$392

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MAY . 2004					
STREET	DOM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	2	2.00	856	1984	\$350,000
NAVY ST	1	1.00	619	1973	\$420,000
SUNSET AVE	2	2.00	1056	1980	\$575,000
SUNSET AVE	2	2.00	1127	1980	\$585,000
4TH AVE	1	1.50	1303	1940	\$625,000
MILDRED AVE	3	2.50	2360	2000	\$850,000
FLOWER AVE	3	3.00	1985	2002	\$879,000
S VENICE BLVD	2	2.50	N/A	2000	\$950,000
OCEAN FRONT WALK	3	4.00	3031	1992	\$2,300,000
TOTAL SALES					\$7,534,000
AVERAGE SALE PRICE					\$837,111
AVERAGE \$ PER SQ FT					\$611

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . MAY . 2004				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
WESTMINSTER AVE	8000	1990	5031	\$450,000
ABBOT KINNEY BLVD	1680	1964	2614	\$1,600,000