

MAY 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MAY . 2005						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
LOUELLA AVE	3	2.00	1854	1952	5850	\$756,000
OCEAN AVE	2	1.00	943	1942	3720	\$775,000
COMMONWEALTH AVE	2	1.00	948	1926	6600	\$776,000
COMMONWEALTH AVE	2	1.50	1040	1928	4200	\$805,000
RIALTO AVE	2	1.00	692	1910	2550	\$930,000
NOWITA PL	3	2.00	1126	1925	4760	\$930,000
BEACH AVE	3	2.00	1216	1958	2700	\$950,000
PADUA PL	2	1.50	1035	1922	4000	\$995,000
INDIANA AVE	3	3.00	1728	1923	4800	\$995,000
SUPERBA AVE	3	2.00	1187	1924	2975	\$1,050,000
OCEAN AVE	2	1.75	1600	1928	2700	\$1,175,000
BEACH AVE	3	3.75	2169	1947	3850	\$1,175,000
WASHINGTON BLVD		2.75	2000	2005	2625	\$1,200,000
FLOWER AVE	3	3.50	2188	1938	5800	\$1,350,000
CANAL ST	3	3.50	2192	1981	3049	\$1,589,000
GLENCOE AVE	3	3.00	2980	2002	5720	\$2,301,000
TOTAL SALES						\$17,752,000
AVERAGE SALE PRICE						\$1,109,500
AVERAGE \$ PER SQ FT						\$713

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MAY . 2005							
STREET	UNTS	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
FLOWER AVE	3	4	3.00	1920	1952	5793	\$940,000
INDIANA AVE	2	4	2.00	1812	1946	5271	\$960,000
SUPERBA AVE	2	4	2.00	1738	1922	3311	\$1,085,000
BREEZE AVE	3	4	4.00	1920	1910	2265	\$1,127,950
BROOKS AVE	4	9	5.00	3824	1961	5184	\$1,285,000
STRONGS DR	2	4	2.00	1560	1956	2875	\$1,400,000
PACIFIC AVE	5	5	5.00	2413	1911	4966	\$1,440,000
PENMAR AVE	6	7	6.00	3504	1949	5401	\$1,450,000
HOWLAND CANAL	2	5	2.00	1482	1921	2831	\$1,530,000
CANAL ST	3	6	4.00	4445	1986	3001	\$1,800,000
TOTAL SALES							\$13,007,950
AVERAGE SALE PRICE							\$1,300,795
AVERAGE \$ PER SQ FT							\$528

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MAY . 2005						
STREET	BOM	BTH	SQ FT	YR BLT		SALE PRICE
SUNSET AVE	2	1.75	1127	1980		\$805,000
HAMPTON DR	0	1.50	1444	2004		\$975,000
S VENICE BLVD	2	2.50	1591	2005		\$1,155,000
HARBOR ST	2	3.00	2316	1986		\$1,200,000
SAN JUAN AVE	2	2.50	1969	1999		NA
TOTAL SALES						\$4,135,000
AVERAGE SALE PRICE						\$1,033,750
AVERAGE \$ PER SQ FT						\$638