

MAY 2006 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MAY . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PLEASANTVIEW AVE	2	1.00	728	1924	4200	\$725,000
ROSE AVE	3	2.00	1694	1961	4450	\$740,000
BROOKS AVE	1	1.00	600	1948	5200	\$750,000
OCEAN AVE	2	1.00	848	1953	3600	\$900,000
GLYNDON AVE	3	2.00	1257	1947	5850	\$917,000
COMMONWEALTH AVE	2	2.00	1260	1941	4400	\$969,000
28TH AVE	2	1.00	943	1941	4000	\$1,010,000
WALNUT AVE	3	1.00	1125	1947	5850	\$1,011,000
OAKWOOD AVE	3	1.00	1170	1949	5250	\$1,085,000
VAN BUREN AVE	3	2.00	1488	1926	4200	\$1,274,000
PACIFIC AVE	3	2.00	1892	1979	2660	\$1,288,000
29TH AVE	2	1.00	724	1924	2640	\$1,345,000
CRESTMORE PL	4	3.50	2237	1920	4181	\$1,385,000
30TH AVE	2	2.00	1008	1913	2640	\$1,400,000
MARCO PL	2	2.50	2350	2005	3330	\$2,500,000
SHERMAN CANAL	4	4.00	3936	2000	2850	\$2,925,000
PACIFIC AVE	2	2.00	1975	1914	2640	N/A
TOTAL SALES						\$20,224,000
AVERAGE SALE PRICE						\$1,264,000
AVERAGE \$ PER SQ FT						\$869

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MAY . 2006							
STREET	INITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	2	2.00	1478	1923	3223	\$391,000
VERNON AVE	2	1	2.00	792	1924	4792	\$875,000
INDIANA AVE	2	4	2.00	1342	1965	3049	\$879,000
VENEZIA AVE	3	4	3.00	2025	1953	5358	\$995,000
5TH AVE	3	5	3.00	2211	1981	5320	\$1,220,000
GRAND CANAL	2	2	2.00	960	1920	2701	\$1,300,000
WESTMINSTER AVE	4	9	5.00	4014	1962	5184	\$1,349,000
OZONE AVE	2	4	2.00	1644	1908	3006	\$1,440,000
BOCCACCIO AVE	2	3	2.00	1606	1924	4000	\$1,475,000
BROOKS AVE	7	6	7.00	3466	1909	3964	\$1,550,000
STRONGS DR	3	3	3.00	1284	1912	2701	\$1,563,000
TOTAL SALES							\$13,037,000
AVERAGE SALE PRICE							\$1,185,182
AVERAGE \$ PER SQ FT							\$626

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MAY . 2006						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
BROOKS AVE	3	2.00	1204	1989		\$641,500
S VENICE BLVD	2	2.00	979	1973		\$665,500
SUNSET AVE	2	1.75	1056	1980		\$760,000
HAMPTON DR	0	1.00	1037	2004		\$830,000
ROSE AVE	1	1.50	1380	2001		\$1,033,000
ROSE AVE	2	2.00	1442	2001		\$1,167,000
TOTAL SALES						\$5,097,000
AVERAGE SALE PRICE						\$849,500
AVERAGE \$ PER SQ FT						\$718