

MAY 2007 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MAY . 2007						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PALMS BLVD	1	1.00	714	1948	5750	\$720,000
PLEASANTVIEW AVE	2	1.00	676	1924	4200	\$790,000
LOUELLA AVE	2	1.00	850	1949	5992	\$797,000
5TH AVE	2	1.00	838	1921	7200	\$840,000
WILSON AVE	2	1.00	832	1953	3600	\$899,000
NOWITA PL	2	1.00	740	1923	3400	\$945,000
OCEAN AVE	2	1.00	976	1942	3720	\$949,000
HORIZON AVE	3	1.50	1054	1919	2850	\$1,065,000
CABRILLO AVE	3	1.00	1486	1910	2550	\$1,150,000
GLYNDON AVE	4	2.00	1850	1921	4680	\$1,165,000
AMOROSO PL	2	1.00	1215	1913	3600	\$1,200,000
NOWITA PL	3	2.00	1164	1924	4760	\$1,275,000
CARROLL CANAL	1	1.00	416	1954	2400	\$1,400,000
AMOROSO PL	2	2.00	1186	1921	3330	\$1,415,000
MARCO PL	5	4.00	1996	N/A	3330	\$1,800,000
CRESCENT PL	3	3.00	2020	1913	4000	\$2,100,000
ABBOT KINNEY BLVD	3	4.00	3800	2006	3354	\$3,950,000
TOTAL SALES						\$22,460,000
AVERAGE SALE PRICE						\$1,321,176
AVERAGE \$ PER SQ FT						\$1,043

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . MAY . 2007							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SAN JUAN AVE	2	3	2.00	1616	1913	5184	\$900,000
GLYNDON AVE	2	3	2.00	1304	1924	5850	\$956,000
ANGELUS PL	2	2	3.00	1584	1957	4200	\$1,045,000
WINDWARD AVE	4	4	6.00	2690	1965	2831	\$1,140,000
BROOKS AVE	2	5	3.00	2148	1920	5271	\$1,170,000
SANTA CLARA AVE	6	3	6.00	3316	1924	5184	\$1,275,000
19TH AVE	2	3	3.00	2024	1913	2657	\$1,290,000
BROADWAY ST	4	12	6.00	4428	1964	5184	\$1,299,000
SAN JUAN AVE	4	10	4.00	4160	1964	5183	\$1,300,000
CARROLL CANAL	2	3	2.00	1302	1924	2396	\$1,450,000
27TH AVE	4	7	4.00	2632	1925	2657	\$1,500,000
HORIZON AVE	7	10	7.00	4416	1906	3049	\$1,590,000
GRAND CANAL	2	2	2.50	1750	1978	2520	\$1,850,000
WASHINGTON BLVD	21	32	25.00	12494	1966	14984	\$3,000,000
TOTAL SALES							\$19,765,000
AVERAGE SALE PRICE							\$1,411,786
AVERAGE \$ PER SQ FT							\$431

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MAY . 2007					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	3.00	878	1985	\$605,000
PACIFIC AVE	2	2.00	1541	1986	\$875,000
ABBOT KINNEY BLVD	1	3.00	2744	2005	\$1,575,000
TOTAL SALES					\$3,055,000
AVERAGE SALE PRICE					\$1,018,333
AVERAGE \$ PER SQ FT					\$592

VENICE VACANT LAND SALES ...

VACANT LAND SALES . MAY . 2007		
STREET	LOT SZ	SALE PRICE
OCEAN FRONT WALK	3600	\$2,800,000