

# MAY 2008 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . MAY . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
VERNON AVE	2	1.00	1024	1952	2551	\$639,200
VENICE WAY	2	2.00	836	1953	1950	\$878,000
AMOROSO PL	2	1.00	1092	1928	5863	\$880,000
ALBERTA AVE	2	1.00	840	1953	3000	\$929,000
CRESTMORE PL	2	1.75	802	1922	2962	\$970,000
VERNON AVE	3	3.00	837	1940	5760	\$1,069,000
ELECTRIC AVE	3	2.00	1705	1921	3900	\$1,080,000
WASHINGTON BLVD	3	2.50	1983	1977	3441	\$1,133,000
MILWOOD AVE	4	2.00	1394	1922	5401	\$1,250,000
ABBOT KINNEY	3	2.50	1877	1921	2003	\$1,450,000
ELECTRIC AVE	3	2.75	1870	2007	4181	\$1,560,000
28TH AVE	3	3.00	1061	1941	4300	\$1,650,000
GLYNDON AVE	3	2.50	2520	2001	5850	\$1,685,000
EASTERN CANAL	3	3.50	3296	1988	2696	\$2,950,000
TOTAL SALES						\$18,123,200
AVERAGE SALE PRICE						\$1,294,514
AVERAGE \$ PER SQ FT						\$857

## VENICE RESIDENTIAL INCOME SALES ...

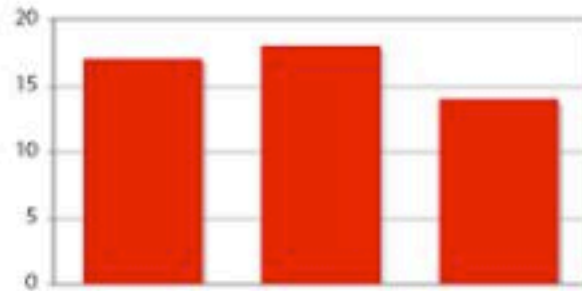
RESIDENTIAL INCOME SALES . MAY . 2008							
STREET	UNITS	EDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MAIN ST	2	2	2.00	972	1949	1698	\$680,000
6TH AVE	4	8	4.00	3652	1949	5662	\$1,100,000
TOTAL SALES							\$1,780,000
AVERAGE SALE PRICE							\$890,000
AVERAGE \$ PER SQ FT							\$385

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . MAY . 2008					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
HAMPTON DR	3	3.00	1438	2004	\$945,000
S VENICE BLVD	3	2.50	1944	2003	\$1,350,000
ABBOT KINNEY BLVD	2	2.50	1730	2006	\$1,800,000
TOTAL SALES					\$4,095,000
AVERAGE SALE PRICE					\$1,365,000
AVERAGE \$ PER SQ FT					\$801

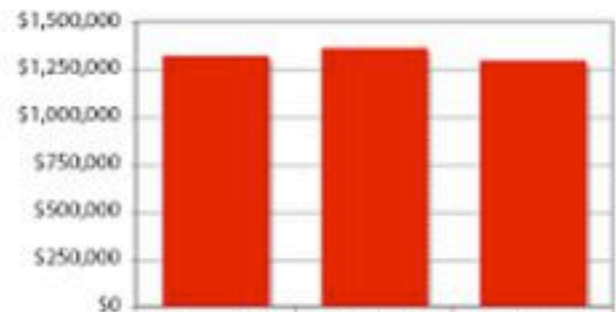
## SALES COMPARISON ...

Number of Single Family Homes Sold



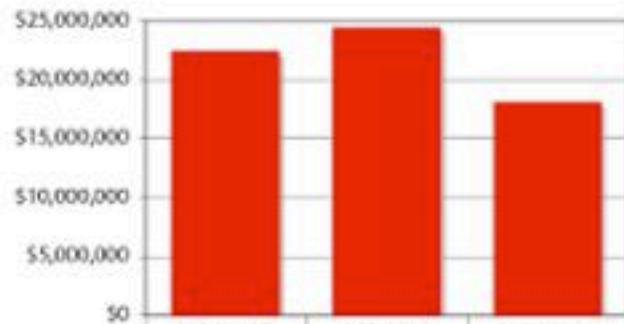
	MAY 2007	APR 2008	MAY 2008
# SALES	17	18	14

Average Single Family Home Sale Price



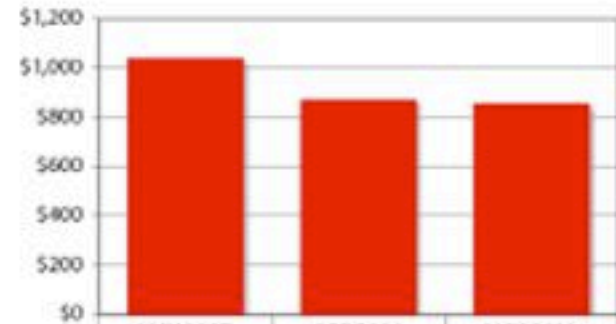
	MAY 2007	APR 2008	MAY 2008
AVG SALES \$	\$1,321,176	\$1,360,361	\$1,294,514

Total Single Family Home Sales Volume



	MAY 2007	APR 2008	MAY 2008
TOT SALES \$	\$22,460,000	\$24,486,500	\$18,123,200

Average Single Family Home Price / Sq Ft



	MAY 2007	APR 2008	MAY 2008
AVG \$/SF	\$1,043	\$872	\$857