

JUNE 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JUNE . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	3	1.00	5020	1945	5280	\$600,000
GRAND BLVD	2	1.00	855	1953	2250	\$615,000
MARKET ST	2	1.00	696	1923	2850	\$650,000
MARCO PL	2	1.00	940	1929	4280	\$663,000
GLENCOE AVE	3	1.00	1146	1949	5995	\$710,000
PARK PL	1	1.00	768	1905	2100	\$720,000
GRAND BLVD	2	2.00	616	1923	2044	\$730,000
PENMAR AVE	3	2.50	2007	1996	2865	\$735,000
CRESTMORE PL	2	1.00	814	1948	4200	\$737,000
SUPERBA AVE	2	1.00	979	1948	3400	\$750,000
WALNUT AVE	3	1.00	1161	1950	5588	\$755,000
4TH AVE	3	1.00	1152	1904	5670	\$761,000
DELL AVE	3	1.00	1076	1942	4500	\$834,000
CLARK ST	3	2.00	1370	1953	3600	\$845,750
PALMS BLVD	2	2.00	1850	1926	6040	\$850,000
VICTORIA AVE	2	1.00	1120	1922	4000	\$865,000
CLUNE AVE	3	1.00	1113	1942	5452	\$870,000
PALOMA AVE	3	1.00	1085	N/A	2396	\$870,000
HOWLAND CANAL	2	1.00	728	1922	2850	\$900,000
GLYNDON AVE	3	2.50	1779	1939	5850	\$926,000
3RD AVE	2	1.50	1350	1925	6258	\$1,050,000
DELL AVE	4	3.00	1910	1948	5220	\$1,095,000
HARDING AVE	4	3.50	3240	1905	11857	\$1,595,000
TOTAL SALES						\$19,126,750
AVERAGE SALE PRICE						\$831,598
AVERAGE \$ PER SQ FT						\$695

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JUNE . 2004							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PENMAR AVE	4	6	4.00	2781	1950	5401	\$193,500
BROADWAY ST	2	3	2.00	1316	1938	5184	\$780,000
ROSE AVE	2	2	2.00	1370	1948	3180	\$786,000
GLENCOE AVE	2	4	2.00	2156	1907	4312	\$805,000
WINDWARD AVE	2	2	2.00	1246	1922	2831	\$830,000
VENEZIA AVE	2	3	2.00	1467	1949	4300	\$850,000
SANTA CLARA AVE	2	3	1.00	1460	1920	5184	\$850,000
MAIN ST	2	1	2.00	1116	1963	1830	\$890,000
ABBOT KINNEY	3	6	5.00	3252	1960	4308	\$935,000
WESTMINSTER AVE	4	9	5.00	3256	1961	5184	\$950,000
PACIFIC AVE	2	5	4.00	2400	1969	2309	\$1,030,000
SUNSET AVE	2	4	2.00	2018	1921	3703	\$1,303,000
TOTAL SALES							\$10,202,500
AVERAGE SALE PRICE							\$850,208
AVERAGE \$ PER SQ FT							\$428

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JUNE . 2004					
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE
MAIN ST	2	2.00	1188	1989	\$610,000
5TH AVE	2	2.50	1930	1999	\$939,000
4TH AVE	1	3.00	1760	1992	\$1,160,000
TOTAL SALES					\$2,709,000
AVERAGE SALE PRICE					\$903,000
AVERAGE \$ PER SQ FT					\$555

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . JUNE . 2004				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIALTO AVE	1500	1924	2396	\$925,000
MARKET ST	2400	1922	2701	\$1,160,000
ABBOT KINNEY BLVD	4604	1921	5227	\$2,000,000
HAMPTON DR	3629	1911	9627	\$2,375,000
ROSE AVE	12062	1957	11731	\$2,679,000
OCEAN FRONT	5316	1948	5953	\$3,100,000