

JUNE 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JUNE . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
CALIFORNIA AVE	1	1.00	742	1920	4725	\$759,000
OCEAN AVE	2	1.00	808	1953	2700	\$770,000
SHELL AVE	3	1.50	1098	1960	3456	\$815,000
CALIFORNIA AVE	2	1.00	1000	1941	5400	\$839,000
MARCO PL	3	1.50	1124	1955	4000	\$864,000
SUPERBA AVE	2	1.00	750	1922	3400	\$872,000
LOUELLA AVE	2	1.00	1004	1946	6110	\$880,000
GLENCOE AVE	3	2.00	1452	1927	5460	\$883,500
RINES PL	1	1.00	630	1950	2396	\$925,000
HARRISON AVE	3	1.50	1237	1947	4200	\$935,000
WILSON AVE	2	2.00	1210	1957	3870	\$975,000
HORIZON AVE	2	1.75	2021	1983	2285	\$1,114,000
WASHINGTON WAY	3	2.00	1336	1955	5184	\$1,125,000
BROOKS AVE	3	2.00	1008	1905	5280	\$1,144,000
ANGELUS PL	2	2.75	1110	1923	4200	\$1,160,000
MILWOOD AVE	2	1.00	770	1950	5400	\$1,222,000
NOWITA PL	2	2.00	1234	1925	3400	\$1,250,000
NOWITA PL	2	2.00	980	1950	2975	\$1,250,000
SUNSET AVE	2	2.00	868	1948	4800	\$1,350,000
MILDRED AVE	3	2.50	3100	2001	2004	\$1,450,000
TOTAL SALES						\$20,592,500
AVERAGE SALE PRICE						\$1,029,625
AVERAGE \$ PER SQ FT						\$877

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JUNE . 2005							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
NELROSE AVE	3	3	3.00	1888	1952	4400	\$827,000
CABRILLO AVE	2	2	2.00	1048	1948	2570	\$950,000
SUNSET AVE	3	N/A	N/A	1440	1911	6708	\$1,075,000
VENICE WAY	2	2	2.00	1653	1947	4487	\$1,220,000
CALIFORNIA AVE	2	2	1.00	1130	1913	5401	\$1,220,000
25TH AVE	4	4	4.00	3048	1922	2657	\$1,230,000
BOCCACCIO AVE	2	4	4.00	2628	1991	2496	\$1,275,000
20TH AVE	3	7	6.00	3216	1908	2657	\$1,325,000
SAN JUAN AVE	4	8	4.00	3292	1959	5184	\$1,349,000
20TH AVE	2	2	3.00	2084	1978	2657	\$1,350,000
WESTMINSTER AVE	6	10	7.00	4236	1963	5184	\$1,400,000
CALIFORNIA AVE	2	N/A	N/A	2400	1911	4725	\$1,415,000
BROADWAY ST	3	6	9.00	6264	1991	4617	\$1,450,000
TOTAL SALES							\$16,086,000
AVERAGE SALE PRICE							\$1,237,385
AVERAGE \$ PER SQ FT							\$489

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JUNE . 2005						
STREET	BDM	BTH	SQ FT	YR BLT		SALE PRICE
NELROSE AVE	2	1.50	1069	1975		\$490,000
CABRILLO AVE	3	3.00	2279	1989		\$1,110,000
ELECTRIC AVE	1	1.00	1010	2000		\$725,000
ELECTRIC AVE	1	1.50	1542	2000		\$1,050,000
MAIN ST	2	2.00	1245	1969		\$770,000
MAIN ST	2	2.00	1188	1989		\$880,000
HAMPTON DR	0	1.50	1444	2004		\$949,000
TOTAL SALES						\$5,974,000
AVERAGE SALE PRICE						\$853,429
AVERAGE \$ PER SQ FT						\$611

VENICE VACANT LAND SALES ...

VACANT LAND SALES . JUNE . 2005		
STREET	LOT SQ	SALE PRICE
DELL AVE	3798	\$1,420,000