

# JULY 2002 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES • JULY • 2002						
STREET	DOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ELECTRIC AVE	1	1	700	1922	936	\$298,000
INDIANA AVE	3	1.75	1,125	1947	4,795	\$457,500
ROSE AVE	4	1.75	1,930	1991	6,250	\$475,000
ROSE AVE	4	2	2,006	1957	6,273	\$500,000
FREY AVE	2	1	860	1955	3600	\$505,000
GLYNDON AVE	4	0.75	1,428	1921	5,850	\$562,500
BROOKS AVE	3	2	1334	1953	5280	\$580,000
ABBOT KINNEY BLVD	3	1	1,092	1913	3,397	\$592,000
WASHINGTON BLVD	2	1	1,092	1913	3,398	\$592,000
SUPERBA AVE	3	1.5	1,830	1929	4,795	\$810,000
VENEZIA AVE	2	1	1,160	1923	3,998	\$825,000
OAKWOOD AVE	2	2	1,453	1913	4,996	\$860,000
NOWITA PL	2	1.5	880	1920	3,140	\$665,000
NOWITA PL	3	2	1551	1923	3,397	\$870,000
CRESTMORE PL	2	1	1,128	1923	3,672	\$719,000
DUDLEY AVE	4	1.75	1,998	1911	2,700	\$759,000
PALM AVE	2	2	1346	1912	5400	\$789,000
NOWITA PL	3	2.5	2,900	2002	3,140	\$1,150,000
CARROLL CANAL	2	2	1530	1919	4,800	\$1,800,000
TOTAL SALES						\$12,800,000
AVERAGE SALE PRICE						\$674,158
AVERAGE \$ PER SQ FT						\$468

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES • JULY • 2002							
STREET	FUNT'S	DOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	2	4	2	1604	1954	5793	\$175,000
BROOKS AVE	3	5	3	2299	1928	5663	\$435,000
VAN BUREN AVE	2	4	2	1602	1954	5,357	\$499,500
SAN JUAN AVE	3	4	2	1812	1946	6,183	\$619,000
HORIZON AVE	7	10	7	4416	1906	3049	\$650,000
26TH AV	3	2	2	910	1942	2,657	\$698,000
MARKET ST	6	1	6	2392	1922	3511	\$735,000
OCEAN FRONT WK	4			2376	1954	2,526	\$1,425,000
TOTAL SALES							\$5,237,500
AVERAGE SALE PRICE							\$654,688
AVERAGE \$ PER SQ FT							\$331

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES • JULY • 2002						
STREET	DOM	BTH	SQ FT	YR BLT		SALE PRICE
MELROSE AVE	2	1.5	1,069	1975		\$275,000
NAVY ST	1	2	794	1973		\$322,500
ABBOT KINNEY BLVD	2	2	1,098	1980		\$365,000
ABBOT KINNEY BLVD	2	2	1,030	1980		\$370,000
MAIN ST	2	1.75	1188	1989		\$452,000
FLOWER AVE	2	2.5	1,500	2000		\$484,000
ELECTRIC AVE	2	1.5	1,700	2001		\$485,000
MAIN ST	2	1.75	1,189	1989		\$545,000
MAIN ST	2	1.75	1366	1989		\$600,000
HARBOR ST	2	2.5	2,200	1988		\$720,000
HARBOR ST	3	3	2,297	1988		\$739,000
TOTAL SALES						\$5,347,500
AVERAGE SALE PRICE						\$486,136.36
AVERAGE \$ PER SQ FT						\$347

## VENICE VACANT LAND SALES ...

VACANT LAND SALES • JULY • 2002		
STREET		SALE PRICE
FLOWER AVE	5793	\$550,000
GRAND CANAL	2696	\$673,000