

JULY 2003 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JULY # 2003						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
OAKWOOD AVE	2	1	725	1924	3838	\$495,000
542 BROOKS AVE	3	2	900	1922	5200	\$545,000
VERNON AVE	2	1	928	1907	4800	\$570,000
ROSE AVE	4	2	1936	1995	9396	\$575,000
BEACH AVE	2	1	808	1954	2480	\$579,000
CLOY AVE	3	2	1112	1951	3600	\$580,000
OAKWOOD AVE	2	1	768	1949	3400	\$600,000
CABRILLO AVE	2	1	822	1947	2362	\$605,000
INDIANA AVE	3	2	1720	1928	4800	\$605,000
BROOKS AVE	2	1	1200	1907	3000	\$605,000
WINDWARD AVE	2	1	962	1923	2850	\$613,000
GLYNDON AVE	3	2	1249	1923	5600	\$617,000
DIMMICK AVE	2	1	1529	1940	4158	\$645,000
S VENICE BLVD	2	1.5	1008	1908	2640	\$699,000
BREEZE AVE	2	1	1328	1914	2250	\$725,000
RIALTO AVE	2	1	888	1952	2550	\$725,000
APPLETON WAY	5	2	1955	1947	10982	\$730,000
GRAND BLVD	2	2	1230	1912	2700	\$765,000
LOUELLA AVE	5	3	2511	1994	6110	\$770,000
PALMS BLVD	3	2	1579	1947	5400	\$795,000
RENNIE AVE	4	2	1550	1926	4158	\$825,000
OCEAN AVE	2	3	2076	1954	2700	\$835,000
CRESTMORE PL	2	1	808	1922	4200	\$838,000
GARFIELD AVE	3	2	1937	1941	7500	\$885,000
CARROLL CANAL	2	1	1061	1922	2400	\$895,000
OCEAN FRONT WALK	4	1.75	1884	1935	5040	\$915,000
OXFORD AVE	3	3	0	2001	3600	\$925,000
HARDING AVE	5	2	3240	1905	11857	\$950,000
MCKINLEY AVE	2	1	832	1952	3600	\$1,150,000
GRAND CANAL	3	4	3428	1999	2700	\$1,560,000
TOTAL SALES						\$22,621,000
AVERAGE SALE PRICE						\$754,033
AVERAGE \$ PER SQ FT						\$914

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JULY . 2003							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
WESTMINSTER AVE	2	2	2.00	680	1925	2396	\$475,000
ABBOT KINNEY BLVD	2	4	2.00	1504	1954	3223	\$485,000
SAN JUAN AVE	3	4	2.00	1472	1922	5194	\$585,000
ROSE AVE	2	4	4.00	1368	1996	2919	\$617,000
WINDWARD AVE	2	2	1.00	1096	1921	2631	\$643,854
MILWOOD AVE	2	2	2.00	1032	1952	5400	\$670,500
WINDWARD AVE	3	2	1.00	1662	1911	2631	\$765,000
ELECTRIC AVE	2	3	2.00	1777	1923	3620	\$785,000
24TH PL	3	5	5.00	3000	1969	2744	\$895,000
ALBERTA AVE	2	3	3.00	2366	1979	3006	\$900,000
PARK AVE	2	5	2.00	2209	1911	3615	\$985,000
TOTAL SALES							\$7,835,344
AVERAGE SALE PRICE							\$709,669
AVERAGE \$ PER SQ FT							\$425

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JULY . 2003					
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE
NAVY ST	1	1	619	1973	\$291,000
HARBOR ST	3	2.5	1918	1986	\$749,000
TOTAL SALES					\$1,140,000
AVERAGE SALE PRICE					\$570,000
AVERAGE \$ PER SQ FT					\$419

VENICE VACANT LAND SALES ...

VACANT LAND SALES . JULY . 2003		
STREET	LOT SQ	SALE PRICE
N VENICE BLVD	2657	\$640,000