

JULY 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JULY . 2004

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NOWITA PL	1	1.00	1083	1921	3400	\$500,000
BROOKS AVE	2	1.00	617	1954	2210	\$540,000
BREEZE AVE	1	1.00	564	1911	2250	\$650,000
PALMS BLVD	2	1.00	740	1924	5760	\$685,000
SHELL AVE	3	1.50	1098	1960	3456	\$705,000
WALNUT AVE	3	1.00	1125	1947	5850	\$737,000
BEACH AVE	2	2.00	1020	1942	3933	\$776,000
WALNUT AVE	1	1.75	1002	1918	5590	\$800,000
PENMAR AVE	2	1.00	1248	1924	5401	\$810,000
CLEMENT AVE	3	2.00	1130	1950	3600	\$820,000
ALBERTA AVE	1	1.00	672	1923	3000	\$832,500
BOONE AVE	3	2.00	1208	1950	3600	\$856,000
NOWITA PL	3	2.00	1107	1923	4760	\$857,500
28TH AVE	1	1.00	748	1946	4300	\$870,000
WINDWARD AVE	3	2.00	1373	1953	3311	\$880,000
CLUNE AVE	3	2.00	2000	1940	5220	\$1,275,000
NAVY ST	3	2.00	1265	1908	2919	\$1,300,000
6TH AVE	2	2.00	3006	1919	5940	\$1,395,000
CLUBHOUSE AVE	4	2.00	2623	1908	3600	\$1,550,000
AMOROSO PL	3	3.00	2360	2000	3330	\$1,590,000
RIALTO AVE	2	3.50	2445	2002	2400	\$1,675,000
CARROLL CANAL	3	3.00	2097	1985	2950	\$1,800,000
SHERMAN CANAL	4	3.50	3200	2001	2850	\$2,095,000
TOTAL SALES						\$23,999,000
AVERAGE SALE PRICE						\$1,043,435
AVERAGE \$ PER SQ FT						\$711

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JULY . 2004

STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OCEAN FRONT	2	4	4.00	2248	1959	2526	\$135,000
PENMAR AVE	3	3	3.00	2220	1921	6186	\$699,000
BREEZE AVE	3	4	4.00	1920	1910	2265	\$750,000
CABRILLO AVE	2	4	2.00	1320	1949	2570	\$750,000
WESTMINSTER AVE	3	5	3.00	1547	1923	5184	\$785,000
OAKWOOD AVE	2	4	2.00	1864	1952	2833	\$850,000
VENICE BLVD	4	4	4.00	3115	1952	4487	\$899,000
ALBERTA AVE	2	2	2.00	1032	1920	6011	\$917,500
BROOKS AVE	2	4	2.00	1680	1906	3615	\$960,000
RENNIE AVE	4	4	4.00	2092	1921	6447	\$994,500
20TH AVE	3	5	3.00	1740	1924	2657	\$1,000,000
AMOROSO PL	2	2	2.00	1100	1947	3600	\$1,050,000
20TH AVE	2	4	3.00	1884	1980	2657	\$1,149,000
18TH AVE	2	6	2.00	1872	1957	2657	\$1,150,000
ABBOT KINNEY	2	4	2.00	1504	1954	3223	\$1,200,000
3RD AVE	4	6	4.00	3374	1953	6534	\$1,249,000
OCEAN FRONT	2	7	3.00	3784	1960	2526	\$2,500,000
TOTAL SALES							\$17,038,000
AVERAGE SALE PRICE							\$1,002,235
AVERAGE \$ PER SQ FT							\$497

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . JULY . 2004

STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
LINCOLN BLVD	3040	1924	3311	\$900,000
VENICE BLVD	2030	1956	8002	\$1,537,000
OCEAN FRONT WALK	6952	1953	8146	\$2,125,000
ROSE AVE	N/A	1920	5619	\$2,450,000

VENICE VACANT LAND SALES ...

VACANT LAND SALES . JULY . 2004

STREET	SQ FT	SALE PRICE
665 ROSE AVE	2628	\$600,000