

JULY 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JULY . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OAKWOOD AVE	3	2.00	1361	1924	3572	\$775,000
ROSE AVE	3	1.00	1031	1946	5000	\$775,000
WALNUT AVE	2	1.00	850	1949	5936	\$838,000
NOWITA PL	2	1.00	810	1925	3145	\$862,500
CLOY AVE	2	1.00	844	1950	3600	\$875,000
WALNUT AVE	2	1.00	1184	1911	5600	\$950,000
INDIANA AVE	2	1.00	1172	1912	4800	\$975,000
INDIANA CT	3	1.50	1082	1951	5150	\$1,010,000
AMOROSO PL	2	1.00	768	1921	3600	\$1,090,000
VIENNA WAY	5	2.50	2401	1951	10962	\$1,111,000
5TH AVE	2	1.00	1350	1926	4138	\$1,195,000
VERNON AVE	3	2.00	908	1950	4800	\$1,211,000
MARCO PL	2	2.00	1109	1926	3420	\$1,250,000
PALMS BLVD	4	3.75	1520	1921	5400	\$1,275,000
SUPERBA AVE	3	2.00	2150	1923	3600	\$1,425,000
VICTORIA AVE	3	2.00	1595	1950	6910	\$1,425,000
NOWITA PL	3	3.00	1752	1928	2975	\$1,475,000
WAVECREST AVE	3	3.00	2015	1913	2250	\$1,525,000
GLYNDON AVE	3	2.50	2442	2003	5850	\$1,665,000
PALMS BLVD	2	2.00	1456	1924	5400	\$1,755,000
MARCO PL	4	4.00	2587	1922	3600	\$1,789,000
TOTAL SALES						\$25,251,500
AVERAGE SALE PRICE						\$1,202,452
AVERAGE \$ PER SQ FT						\$831

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JULY . 2005							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
N VENICE BLVD	3	4	3.00	2236	1939	3136	\$850,000
MARKET ST	4	0	4.00	2564	1910	3615	\$900,000
SUPERBA AVE	2	2	2.00	944	1925	3600	\$950,000
PACIFIC AVE	2	4	4.00	2016	1978	2850	\$1,250,000
N VENICE BLVD	2	4	2.00	720	1923	2831	\$1,250,000
N VENICE BLVD	2	2	2.00	900	1922	2831	\$1,250,000
SUPERBA AVE	2		0.00	0	1940	3600	\$1,350,000
PACIFIC AVE	2	3	2.00	2417	1939	2657	\$1,525,000
OAKWOOD AVE	2	4	2.00	1847	1920	7425	\$1,550,000
BROOKS AVE	2	5	3.00	5368	1999	5184	\$1,895,000
TOTAL SALES							\$12,770,000
AVERAGE SALE PRICE							\$1,277,000
AVERAGE \$ PER SQ FT							\$601

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JULY . 2005					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
HAMPTON DR	1	1.00	1119	2004	\$735,000
HARBOR ST	3	3.00	2029	1986	\$1,230,000
S VENICE BLVD	2	2.50	1957	2005	\$1,450,000
ABBOT KINNEY	3	2.50	3311	2004	\$1,825,000
MAIN ST	2	2.00	1399	1989	N/A
TOTAL SALES					\$5,240,000
AVERAGE SALE PRICE					\$1,310,000
AVERAGE \$ PER SQ FT					\$623