

JULY 2006 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JULY . 2006						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NOWITA PL	3	2.00	1164	1924	4760	\$780,000
VIENNA WAY	3	1.75	2066	1962	4756	\$785,000
WESTMINSTER AVE	2	1.00	788	1920	5200	\$830,000
AMOROSO PL	2	1.00	720	1924	4320	\$849,000
RIALTO AVE	2	1.00	912	1913	1677	\$859,000
7TH AVE	3	1.75	1240	1912	4284	\$882,000
MARCO PL	2	1.00	1223	1933	4000	\$925,000
GLENCOE AVE	4	2.00	1787	1965	5590	\$980,000
PENMAR AVE	2	1.00	1356	1923	5401	\$983,319
PACIFIC AVE	4	1.00	2483	1981	3005	\$1,130,000
AMOROSO PL	3	2.00	1015	1954	3330	\$1,199,000
PALMS BLVD	3	2.75	1900	1926	6040	\$1,215,000
MILWOOD AVE	2	1.00	770	1950	5400	\$1,295,000
VIENNA WAY	5	2.00	702	1922	10962	\$1,550,000
CLUNE AVE	3	2.00	2000	1940	5220	\$1,600,000
SHELL AVE	2	3.00	1780	1923	2178	\$1,675,000
PALMS BLVD	4	2.00	2100	1924	10800	\$3,200,000
OCEAN FRONT WK	4	3.50	3537	1989	2526	\$3,990,000
TOTAL SALES						\$24,727,319
AVERAGE SALE PRICE						\$1,373,740
AVERAGE \$ PER SQ FT						\$898

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . JULY . 2006							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NELROSE AVE	2	4	4.00	2184	1988	4399	\$1,150,000
GRAND BLVD	2	3	2.00	1671	1947	4487	\$1,500,000
MARKET ST	2	4	2.00	2272	1921	2831	\$1,600,000
DUDLEY AVE	3	6	3.00	3707	1978	4617	\$1,875,000
TOTAL SALES							\$6,125,000
AVERAGE SALE PRICE							\$1,531,250
AVERAGE \$ PER SQ FT							\$623

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JULY . 2006					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY	2	2.50	924	1985	\$565,000
ABBOT KINNEY	2	3.00	878	1985	\$609,000
MARR ST	2	1.50	1054	1984	\$635,000
BROADWAY ST	2	2.00	1220	1991	\$661,000
ELECTRIC AVE	0	1.50	1210	2000	\$1,050,000
HAMPTON DR	0	1.50	1850	2004	\$1,075,000
4TH AVE	2	1.75	1478	1990	\$1,175,000
8 20TH AVE	3	3.50	1800	2001	\$1,466,000
TOTAL SALES					\$7,236,000
AVERAGE SALE PRICE					\$904,500
AVERAGE \$ PER SQ FT					\$695