

JULY 2008 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . JULY . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WALNUT AVE	3	1	1084	1950	5850	\$780,000
CABRILLO AVE	2	1	799	1952	2550	\$875,000
CLEMENT AVE	2	1	860	1954	3600	\$900,000
GLENCOE AVE	3	2	1292	1926	5460	\$900,000
28TH AVE	2	1	733	1948	4000	\$959,000
CLOY AVE	3	2	1130	1950	3600	\$1,020,000
SAN JUAN AVE	3	2	1351	1952	5200	\$1,150,000
AMOROSO PL	2	2	1100	1947	3600	\$1,220,000
APPLETON WAY	2	1	1038	1921	10962	\$1,225,000
HARDING AVE	3	2	1800	1947	6160	\$1,365,000
SUPERBA AVE	3	2	N/A	1922	3150	\$1,600,000
SHERMAN CANAL	3	2	1725	1924	2850	\$1,695,000
CLEMENT AVE	4	3	2455	2005	3600	\$1,730,000
CLARK AVE	3	3	2900	2004	3600	\$1,800,000
STRONGS DR	3	2.5	2248	1987	2700	\$1,862,500
SHERMAN CANAL	4	3.5	3000	2005	3330	\$3,062,500
TOTAL SALES						\$22,144,000
AVERAGE SALE PRICE						\$1,384,000
AVERAGE \$ PER SQ FT						\$874

VENICE RESIDENTIAL INCOME SALES ...

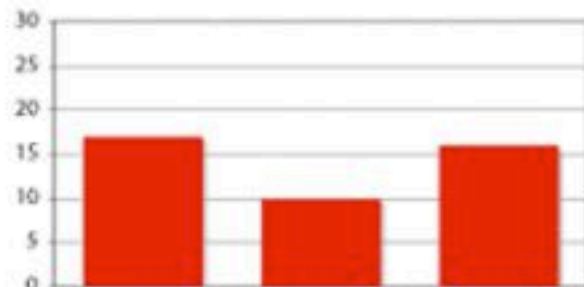
RESIDENTIAL INCOME SALES . JULY . 2008							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARKET ST	2	2	2	1242	1906	2831	\$825,000
MAIN ST	2	2	2	1176	1913	2265	\$835,052
SUNSET AVE	8	10	8	5500	1938	11586	\$2,075,000
TOTAL SALES							\$3,735,052
AVERAGE SALE PRICE							\$1,245,017
AVERAGE \$ PER SQ FT							\$472

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . JULY . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NAVY ST	1	1	619	1973		\$695,000
HAMPTON DR	0	1.5	1358	2004		\$1,189,000
TOTAL SALES						\$1,884,000
AVERAGE SALE PRICE						\$942,000
AVERAGE \$ PER SQ FT						\$953

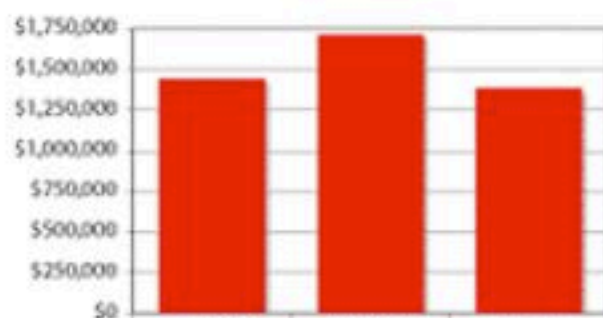
SALES COMPARISON ...

Number of Single Family Homes Sold



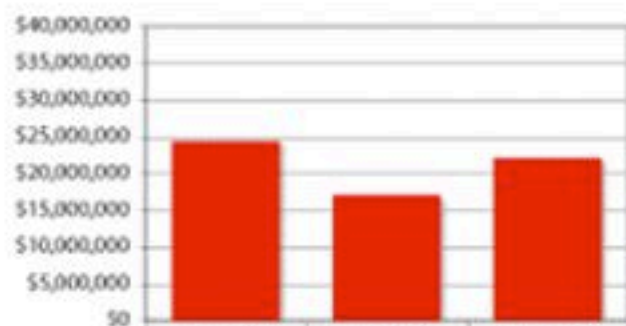
	JUL 2007	JUN 2008	JUL 2008
# SALES	17	10	16

Average Single Family Home Sale Price



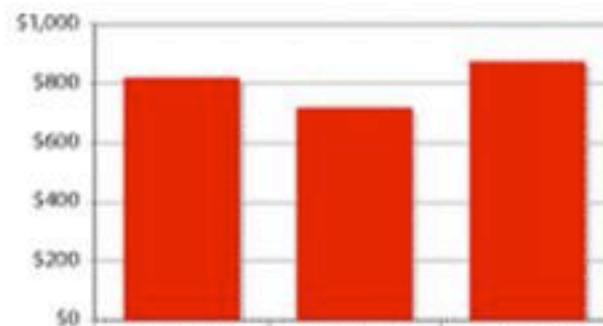
	JUL 2007	JUN 2008	JUL 2008
AVG SALES \$	\$1,439,843	\$1,713,150	\$1,384,000

Total Single Family Home Sales Volume



	JUL 2007	JUN 2008	JUL 2008
TOT SALES \$	\$24,477,333	\$17,131,500	\$22,144,000

Average Single Family Home Price / Sq Ft



	JUL 2007	JUN 2008	JUL 2008
AVG \$/SF	\$820	\$718	\$874