

AUGUST 2002 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES • AUGUST • 2002						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WASHINGTON WAY	2	1	1008	1925	4199	\$474,000
GLYNDON AVE	2	1	936	1913	5850	\$479,000
SUPERBA AVE	3	2	1187	1924	2975	\$488,000
OAKWOOD AVE	2	1	962	1922	4320	\$499,500
HAMPTON DR	2	1	855	1953	2701	\$505,000
CLEMENT AVE	2	1	914	1950	3620	\$516,000
GRAND AVE	2	2	1234	1929	4200	\$525,000
MORNINGSIDE WAY	3	1	1722	1983	5655	\$526,000
WOODLAWN AVE	2	1	840	1924	4182	\$545,000
VALITA ST	3	2	1503	1956	5100	\$545,000
INDIANA AVE	3	2	944	1912	3790	\$566,000
GLENDON AVE	3	1	1160	1926	5504	\$568,500
BROOKS AVE	2	1	1206	1908	5280	\$579,000
OXFORD AVE	2	2	1116	1954	3820	\$580,000
BROOKS AVE	2	2	1168	1921	5200	\$599,500
BOCCACCIO AVE	3	1	1325	1912	4100	\$645,000
CLUNE AVE	4	1	1331	1942	5220	\$675,000
OAKWOOD AVE	3	3	1854	1985	2352	\$750,000
THORNTON AVE	4	4	2620	1991	3615	\$912,500
NOVITA PL	3	3	2392	1990	3400	\$1,195,000
HOWLAND CANAL	3	3	2082	1996	2848	\$1,195,000
TOTAL SALES						\$13,378,000
AVERAGE SALE PRICE						\$637,048
AVERAGE \$ PER SQ FT						\$472

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES • AUGUST • 2002							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIALTO AVE	2	2	2	1081	1924	2396	\$470,000
GRAND BLVD	2	2	2	936	1946	2701	\$550,000
FLOWER AVE	4	4	4	1540	1939	5793	\$555,000
SAN JUAN AVE	2	4	2	1584	1945	5184	\$596,500
CRESTMORE PL	2	3	2	1298	1928	4200	\$650,000
BROOKS AVE	2	4	2	1680	1906	3615	\$675,000
20TH AVE	2	2	2	1534	1905	2657	\$784,000
25TH PL	2	3	2	884	1949	2657	\$825,000
23RD AVE	3	5	5	3048	1968	2657	\$844,500
GRAND CANAL	4	8	4	2932	1948	5663	\$1,300,000
OCEAN AVE	11	10	13	8082	1964	8538	\$2,048,000
TOTAL SALES							\$9,268,000
AVERAGE SALE PRICE							\$845,273
AVERAGE \$ PER SQ FT							\$378

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES • AUGUST • 2002						
STREET	BOM	BTH	SQ FT	YR BLT		SALE PRICE
SUNSET AVE	1	1	818	1980		\$310,000
VERNON AVE	2	3	1291	1991		\$365,000
MAIN ST	2	2	1188	1989		\$489,000
MAIN ST	2	3	1505	1989		\$570,000
BROOKS AVE	1	3	1800	2001		\$850,000
TOTAL SALES						\$2,584,000
AVERAGE SALE PRICE						\$512,800
AVERAGE \$ PER SQ FT						\$388