

# AUGUST 2003 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . AUGUST . 2003						
STREET	BDR	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
SAN MIGUEL AVE	1	1.00	734	1910	2210	\$386,000
RALTO AVE	2	1.00	432	1926	2400	\$460,000
BEACH AVE	2	1.00	504	1921	2700	\$500,000
BROADWAY ST	2	2.00	1140	1967	4680	\$530,000
WASHINGTON WY	3	1.00	1176	1925	6186	\$555,000
MAIN ST	3	2.00	1616	1963	5452	\$666,000
VERNON AVE	3	1.00	1088	1951	4290	\$559,000
INDIANA AVE	2	2.00	1150	1925	4800	\$560,000
BOCCACCIO AVE	3	1.50	1111	1946	4000	\$585,000
VAN BUREN AVE	2	1.00	1176	1926	3746	\$585,000
LOUELLA AVE	3	2.00	1322	1940	5490	\$590,000
VENEZIA AVE	1	1.00	820	1914	3700	\$592,500
CARLTON WAY	2	2.00	1409	1962	6000	\$602,000
SUPERBA AVE	2	1.00	728	1923	2962	\$605,000
PULSANTVIRW AVE	3	1.75	1160	1922	4200	\$608,500
SAN JUAN AVE	2	1.00	852	1952	5200	\$610,000
LOUELLA AVE	2	2.00	1530	1947	5490	\$610,000
VAN BUREN AVE	3	1.00	1312	1926	4200	\$615,000
CLEMENT AVE	3	1.75	1130	1960	3600	\$642,000
WASHINGTON WAY	2	1.00	944	1925	4200	\$650,000
LOUELLA AVE	3	2.00	1700	1923	5410	\$674,000
PENMAR AVE	3	2.50	2007	1996	2665	\$675,000
MARCO PL	2	1.00	972	1924	3150	\$700,000
BROOKS AVE	2	2.00	1896	1907	5280	\$750,000
WALNUT AVE	4	2.00	2029	1960	6644	\$760,000
MARCO PL	2	1.00	1008	1911	3150	\$789,000
SHELL AVE	3	2.00	1024	1924	3074	\$815,000
BEACH AVE	3	4.00	2169	1947	3850	\$832,000
MCKINLEY AVE	3	2.00	1280	1953	3600	\$850,000
CLARK ST	3	2.50	2432	1953	3600	\$862,000
NOWITA PL	3	2.00	1470	1923	3400	\$875,000
MARCO PL	3	1.75	1216	1922	3330	\$880,000
PALM AVE	3	2.50	1974	2002	5280	\$990,000
PALMS BLVD	3	3.00	1976	1912	5400	\$994,000
VENICE WAY	3	2.50	2500	2000	2250	\$1,020,000
6TH AVE	2	2.00	3006	1919	5940	\$1,150,000
OCEAN FRONT WALK	3	3.50	3821	2002	4680	\$1,865,000
TOTAL SALES						\$21,687,000
AVERAGE SALE PRICE						\$726,514
AVERAGE \$ PER SQ FT						\$921

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . AUGUST . 2003							
STREET	FUNDS	BDR	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
RALTO AVE	4	4	4.00	2336	1909	2306	\$430,000
BROADWAY ST	2	3	2.00	1440	1963	5184	\$519,000
INDIANA AVE	2	4	2.00	1542	1965	3049	\$525,000
25TH PL	3	3	3.00	2167	1929	2657	\$525,000
PALMS BLVD	2	3	2.00	1996	1923	1780	\$603,000
INDIANA AVE	3	3	3.00	2069	1985	4830	\$659,000
ASHOT KIMNEY BLVD	2	6	4.00	2464	1960	4038	\$752,000
S VENICE BLVD	2	2	2.00	1968	1938	2657	\$800,000
CALIFORNIA AVE	2	4	2.00	1980	1954	5421	\$850,000
DUDLEY AVE	4	4	5.00	2850	1964	3746	\$960,000
GRAND BLVD	3	5	5.00	3640	1947	4487	\$1,075,000
VENICE BLVD	9	11	14.00	7512	1985	5680	\$1,700,000
TOTAL SALES							\$8,358,000
AVERAGE SALE PRICE							\$146,500
AVERAGE \$ PER SQ FT							\$285

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . AUGUST . 2003					
STREET	BDR	BTH	SQ FT	YR BLT	SALE PRICE
ROSE AVE	2	1.75	1280	1974	\$467,000
ELECTRIC AVE	1	1.00	1210	2000	\$610,000
ELECTRIC AVE	0	1.50	1184	2000	\$615,000
4TH AVE	1	3.00	1700	1992	\$620,000
TOTAL SALES					\$2,302,000
AVERAGE SALE PRICE					\$575,500
AVERAGE \$ PER SQ FT					\$424

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . AUGUST . 2003				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
VICTORIA AVE	6685	1999	6039	\$1,546,000
LINCOLN BLVD	2179	1999	13853	\$2,500,000

## VENICE VACANT LAND SALES ...

VACANT LAND SALES . AUGUST . 2003		
STREET	LOT SQ	SALE PRICE
RALTO AVE	2396	\$400,000
GRAND CANAL	2700	\$780,000