

AUGUST 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . AUGUST . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
FLOWER AVE	3	3.00	1504	1948	5800	\$500,000.00
WALNUT AVE	2	1.00	800	1923	1800	\$535,000.00
PENMAR AVE	2	1.00	784	1938	6360	\$585,000.00
SHELL AVE	2	1.00	774	1923	2178	\$603,500.00
BROOKS AVE	1	1.00	578	1924	5200	\$629,000.00
OAKWOOD AVE	2	1.00	725	1924	3838	\$629,000.00
VERNON AVE	2	1.00	900	1923	4800	\$637,500.00
FLOWER AVE	4	2.00	1279	1923	5800	\$649,000.00
VALITA ST	2	3.00	1433	1956	5100	\$677,000.00
BEACH AVE	2	1.00	952	1924	2700	\$695,000.00
WALNUT AVE	2	2.00	1039	1926	6644	\$700,000.00
OAKWOOD AVE	2	1.00	1140	1922	5000	\$750,000.00
SANTA CLARA AVE	2	1.00	1037	1926	5200	\$750,000.00
SUPERBA AVE	1	1.00	896	1920	3330	\$825,000.00
AMOROSO PL	3	2.00	1125	1947	5863	\$829,000.00
DELL AVE	3	1.00	1076	1942	4500	\$834,000.00
VENEZIA AVE	2	1.75	977	1921	3700	\$850,000.00
MARCO PL	2	1.00	972	1924	3150	\$850,000.00
SUPERBA AVE	4	3.00	1914	2000	3145	\$1,012,000.00
VENICE WAY	3	3.00	1914	2003	2250	\$1,125,000.00
5TH AVE	3	2.00	1303	1915	4158	\$1,195,000.00
CARROLL CANAL	2	2.50	1952	1987	2400	\$1,600,000.00
NOWITA PL	3	2.00	1669	1912	6290	\$2,395,000.00
TOTAL SALES						\$19,955,000
AVERAGE SALE PRICE						\$867,609
AVERAGE \$ PER SQ FT						\$758

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . AUGUST . 2004							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
5TH AVE	4	5	5.00	2237	1915	5663	\$250,000
SAN JUAN AVE	2	2	2.00	1234	1915	5184	\$725,000
GRAND BLVD	2	2	2.00	1473	1947	4487	\$837,000
MARCO PL	2	2	2.00	1478	1923	3223	\$900,000
ABBOT KINNEY BLVD	2	4	2.00	1504	1954	3223	\$949,000
BEACH AVE	3	3	3.00	1990	1936	4400	\$950,000
PACIFIC AVE	2	3	3.00	2038	1979	2744	\$965,000
VISTA PL	8		2.00	3155	1912	2265	\$995,000
PARK PL	4		4.00	3024	1911	2265	\$1,225,000
VENICE WAY	3	4	3.00	2181	1947	4487	\$1,250,000
GRAND BLVD	2	6	5.00	3712	1991	4487	\$1,550,000
TOTAL SALES							\$10,598,000
AVERAGE SALE PRICE							\$963,273
AVERAGE \$ PER SQ FT							\$441

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . AUGUST . 2004					
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE
HAMPTON DR	1	1.00	1033	2004	\$638,000
MAIN ST	2	2.00	1245	1989	\$658,000
HAMPTON DR			NA	2004	\$766,500
FLOWER AVE	3	3.00	2084	2000	\$940,000
TOTAL SALES					\$3,003,500
AVERAGE SALE PRICE					\$750,875
AVERAGE \$ PER SQ FT					\$513

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . AUGUST . 2004				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
LINCOLN BLVD	1836	1040	2309	\$520,000
ABBOT KINNEY BLVD	1921	2127	3136	\$2,100,000
ABBOT KINNEY BLVD	1922	3338	6796	\$2,100,000