

# AUGUST 2005 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . AUGUST . 2005						
STREET	DCM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
SUNSET AVE	1	1.00	446	1922	5800	\$660,000
ROSE AVE	3	1.75	1225	1954	6000	\$775,000
GLYNDON AVE	1	2.00	720	1924	4988	\$885,000
VICTORIA AVE	3	1.75	912	1925	4715	\$875,000
MAIN ST	3	2.00	1516	1963	1452	\$930,000
PALMS BLVD	2	1.00	1080	1921	10962	\$950,000
FLOWER AVE	3	2.00	1230	1924	5800	\$985,000
VERNON AVE	2	2.00	1194	1923	4800	\$1,053,500
CRESTMORE PL	3	2.00	1361	1923	4200	\$1,100,000
5TH AVE	2	2.00	1204	1923	4158	\$1,100,000
ABBOT KINNEY	3	1.00	1152	1954	4225	\$1,100,000
VAN BUREN AVE	3	2.00	1494	1926	4200	\$1,200,000
PALMS BLVD	3	1.00	1553	1910	5401	\$1,250,000
CLUBHOUSE AVE	2	2.00	1436	1908	3150	\$1,290,000
OCEAN AVE	3	2.50	1759	1924	2700	\$1,290,000
PALMS BLVD	3	3.00	1907	1949	5280	\$1,300,000
NOWITA PL	2	1.00	810	1925	3145	\$1,325,000
MILWOOD AVE	4	2.00	N/A	1920	5400	\$1,400,000
NOWITA PL	3	2.00	2269	1921	3400	\$1,415,000
23RD AVE	3	2.00	1307	1908	2640	\$1,500,000
CRESCENT PL	3	2.00	2020	1913	4000	\$1,625,000
SUPERBA AVE	4	2.50	N/A	1923	2950	\$1,712,000
ALTAIR PL	3	2.00	968	1918	1517	N/A
TOTAL SALES						\$25,700,500
AVERAGE SALE PRICE						\$1,117,413
AVERAGE \$ PER SQ FT						\$849

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . AUGUST . 2005							
STREET	UNITS	DCM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
N VENICE	2	3	2.00	1470	1955	3136	\$949,000
HORIZON AVE	2	4	2.00	2142	1913	2831	\$949,000
ROSE AVE	6	4	6.00	2624	1964	3528	\$974,000
BROADWAY ST	5	9	6.00	3010	1959	5184	\$1,120,500
CRESTMORE PL	2	2	2.00	936	1921	4199	\$1,149,000
WASHINGTON BLVD	4	8	4.00	2800	1956	6708	\$1,250,500
PENMAR AVE	2	3	2.00	1234	1913	5967	\$1,290,000
SAN JUAN AVE	2	4	3.00	2751	1921	5200	\$1,500,000
PALMS BLVD	3	5	4.00	2336	1938	5400	\$1,725,000
23RD AVE	2	4	3.00	2304	1905	2657	\$1,800,000
OCEAN FRONT WK	8	8	8.00	4500	1908	4487	\$2,750,000
TOTAL SALES							\$15,457,000
AVERAGE SALE PRICE							\$1,405,182
AVERAGE \$ PER SQ FT							\$592

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . AUGUST . 2005					
STREET	DCM	BTH	SQ FT	YR BLT	SALE PRICE
VERNON AVE	2	2.50	1403	1991	\$605,000
VERNON AVE	4	2.75	1889	2005	\$905,000
HARBOR ST	3	3.00	2029	1986	\$1,300,000
ELECTRIC AVE	2	2.50	1947	2004	\$1,320,000
TOTAL SALES					\$4,130,000
AVERAGE SALE PRICE					\$1,032,500
AVERAGE \$ PER SQ FT					\$568