AUGUST 2006 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . AUGUST . 2006

STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	3	1.00	1340	1923	5280	$785,000
BROOKS AVE	1	2.00	576	1924	5280	$837,000
PENMAR AVE	4	2.00	1423	1948	6229	$870,000
DIMMICK AVE	2	1.00	1050	1941	4158	$912,500
RUTH AVE	2	1.50	1144	1929	4284	$935,000
CABRILLO AVE	2	2.00	763	1951	2264	$949,000
BROOKS AVE	2	1.00	1206	1908	5280	$961,500
GLENCOE AVE	3	1.50	1676	1947	5720	$985,000
GARFIELD AVE	3	1.00	1021	1939	4199	$1,045,000
MILWOOD AVE	3	1.00	1110	1907	4375	$1,050,000
OXFORD AVE	3	3.75	2200	1956	2500	$1,060,000
VICTORIA AVE	2	1.00	1332	1913	3920	$1,075,000
LUCILLE AVE	3	1.50	1300	1922	4000	$1,135,000
PALMS BLVD	2	1.00	936	1938	5280	$1,250,000
SHELL AVE	3	2.00	1600	1924	3074	$1,350,000
BEACH AVE	3	2.00	1765	1942	4000	$1,595,000
EASTERN CANAL	2	2.00	1539	1978	2700	$1,600,000
OXFORD AVE	4	3.00	3005	2001	4750	$1,800,000
SHERMAN CANAL	4	4.00	3116	1989	2850	$2,600,000
NELROSE AVE	2	1.00	1052	1928	4400	$3,170,454
TOTAL SALES						$25,965,454
AVERAGE SALE PRICE						$1,298,273
AVERAGE $ PER SQ FT						$891

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . AUGUST . 2006

STREET	#UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
S VENICE BLVD	2	5	2.00	1430	1922	3006	$1,000,000
5TH AVE	3	4	3.00	2360	1907	6011	$1,110,000
MILWOOD AVE	2	2	2.00	1230	1921	5400	$1,200,000
ANGELUS PL	2	4	2.00	2206	1940	4200	$1,265,000
20TH AVE	3	7	6.00	3216	1966	2657	$2,217,500
GRAND CANAL	4	8	4.00	2932	1948	5488	$2,550,000
N VENICE BLVD	10	18	20.50	12279	1986	9500	$3,600,000
TOTAL SALES							$12,942,500
AVERAGE SALE PRICE							$1,848,929
AVERAGE $ PER SQ FT							$505