

AUGUST 2008 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . AUGUST . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MILDRED AVE	2	1	630	1954	2000	\$820,000
MARCO PL	4	3	1848	1933	4000	\$934,026
MARKET ST	3	1.5	2111	1909	2850	\$940,000
MARCO PL	1	1	904	1927	3330	\$1,040,000
INDIANA AVE	2	1.75	1172	1912	4800	\$1,059,000
SUPERBA AVE	3	2	1208	1924	2975	\$1,120,000
PALMS BLVD	1	1	955	1922	5280	\$1,155,000
PALMS	2	1	1022	1940	10962	\$1,265,000
OXFORD AVE	3	2.5	2175	2007	2500	\$1,580,000
BERNARD AVE	3	2.75	2700	2008	4284	\$1,912,500
LINNE CANAL	4	4	2628	1985	2850	\$2,355,000
TOTAL SALES						\$14,180,526
AVERAGE SALE PRICE						\$1,289,139
AVERAGE \$ PER SQ FT						\$817

VENICE RESIDENTIAL INCOME SALES ...

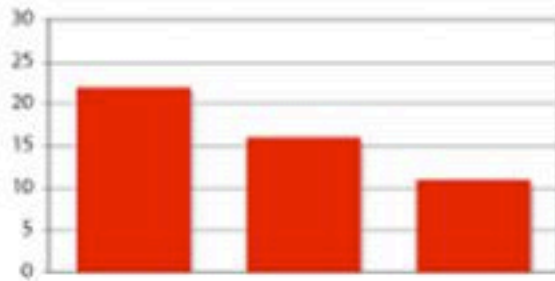
RESIDENTIAL INCOME SALES . AUGUST . 2008							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
INDIANA AVE	2	2	2	1204	1924	4791	\$895,000
PALMS	3	5	4	3600	1949	11136	\$1,050,000
TOTAL SALES							\$1,945,000
AVERAGE SALE PRICE							\$972,500
AVERAGE \$ PER SQ FT							\$405

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . AUGUST . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
HAMPTON DR	0	1	1037	2004	\$763,295	
TOTAL SALES					\$763,295	
AVERAGE SALE PRICE					\$763,295	
AVERAGE \$ PER SQ FT					\$736	

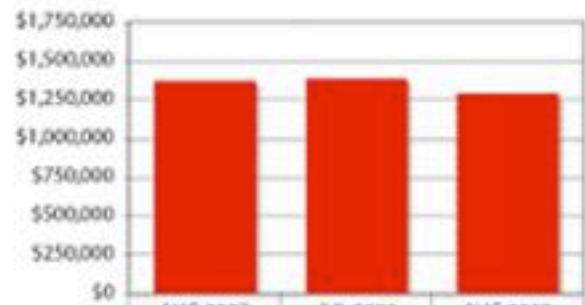
SALES COMPARISON ...

Number of Single Family Homes Sold



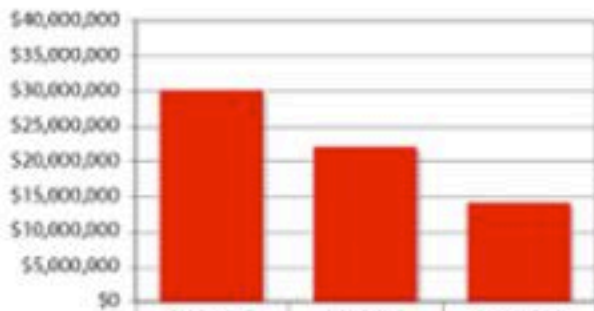
	AUG 2007	JUL 2008	AUG 2008
# SALES	22	16	11

Average Single Family Home Sale Price



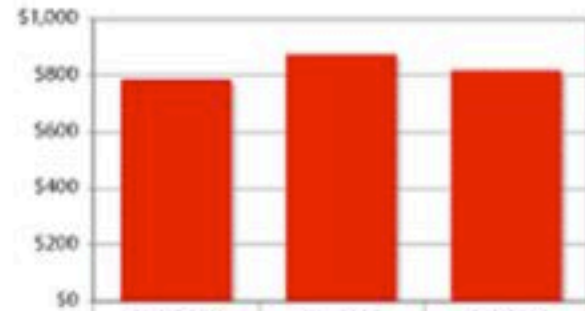
	AUG 2007	JUL 2008	AUG 2008
AVG SALES \$	\$1,369,295	\$1,384,000	\$1,289,139

Total Single Family Home Sales Volume



	AUG 2007	JUL 2008	AUG 2008
TOT SALES \$	\$30,124,500	\$22,144,000	\$14,180,526

Average Single Family Home Price / Sq Ft



	AUG 2007	JUL 2008	AUG 2008
AVG \$/SF	\$785	\$874	\$817