

SEPTEMBER 2003 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . SEPTEMBER . 2003						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
BROOKS AVE	2	2	1028	1948	5280	\$480,000
OCEAN AVE	2	1	832	1949	3715	\$502,500
CABRILLO AVE	2	1	649	1913	2700	\$529,000
ROSE AVE	3	2	1111	1941	5000	\$529,000
GLYNDON AVE	2	1	1200	1924	5850	\$530,000
65BROOKS AVE	2	1.5	866	1925	5200	\$535,000
INDIANA AVE	2	1	1204	1924	4792	\$540,000
GLENCOE AVE	2	1	785	1921	5410	\$540,000
SUNSET AVE	3	2	1312	1950	4800	\$560,000
INDIANA CT	3	2	1290	1951	5150	\$570,000
GARFIELD AVE	2	1	894	1948	4200	\$575,000
GLYNDON AVE	3	1	936	1924	5850	\$587,000
GLENCOE AVE	3	1	1511	1948	5850	\$810,000
LAKE ST	3	2	1216	1949	4800	\$620,000
MCKINLEY AVE	2	1	700	1950	3920	\$640,000
ELECTRIC AVE	2	1	860	1952	3800	\$650,000
RUTH AVE	2	1	1061	N/A	4284	\$651,000
PENMAR AVE	3	2.5	2007	1996	3506	\$670,000
CALIFORNIA AVE	4	3	1750	1914	4590	\$770,000
ANGELUS PL	3	2	1556	1922	4200	\$880,000
WINDWARD AVE	3	3	1915	1921	2831	\$915,000
VENEZIA AVE	2	2	1594	1921	3698	\$922,500
NOVITA PL	5	4	N/A	1990	4760	\$960,000
DELL AVE	2	2	1227	1955	2831	\$1,010,000
TOTAL SALES						\$15,758,000
AVERAGE SALE PRICE						\$658,500
AVERAGE \$ PER SQ FT						\$538

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . SEPTEMBER . 2003							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
PALMS BLVD	2	4	2	1764	1949	5280	\$650,000
SAN JUAN AVE	3			1520	1910	5183	\$690,000
PADUA PL	2	2	2	1636	1926	5009	\$750,000
COEUR D ALENE AVE	2			2300	1940	4200	\$770,000
WASHINGTON WAY	3			N/A	N/A	6185	\$879,000
18TH AVE	2	4	3	2888	1957	2657	\$895,000
SAN JUAN AVE	4	8	4	3352	1946	5184	\$970,000
WESTMINSTER AVE	3			3648	1988	5240	\$1,000,000
ROSE AVE	4			1380	1920	5619	\$2,060,000
TOTAL SALES							\$8,604,000
AVERAGE SALE PRICE							\$962,667
AVERAGE \$ PER SQ FT							\$422

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . SEPTEMBER . 2003					
STREET	BOM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	2	2	858	1984	\$340,000
OCEAN AVE	2	2.5	1470	1984	\$509,000
MAIN ST	2	2	1188	1989	\$562,500
HARBOR ST	3	3	2029	1986	\$620,000
TOTAL SALES					\$2,031,500
AVERAGE SALE PRICE					\$507,875
AVERAGE \$ PER SQ FT					\$366