

SEPTEMBER 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . SEPTEMBER . 2004						
STREET	BCM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
WARREN AVE	4	2.00	1700	1947	7720	\$615,000
VICTORIA AVE	3	1.00	1707	1931	10440	\$650,000
FENMAR AVE	2	2.00	742	1949	2880	\$662,000
VAN BUREN AVE	2	1.00	862	1941	4200	\$693,000
ANGELUS PL	3	1.00	1050	1950	3640	\$710,000
VAN BUREN AVE	3	1.00	1180	1928	3136	\$710,000
PACIFIC AVE	2	1.00	810	1922	2660	\$735,000
MCKINLEY AVE	2	1.00	800	1949	3600	\$735,500
BOCCACCIO AVE	4	2.00	1302	1925	4000	\$775,000
ABBOT KINNEY BLVD	2	1.00	912	1901	2701	\$775,000
RIVIERA AVE	2	2.00	1200	1923	3120	\$824,000
MCKINLEY AVE	3	2.00	1208	1950	3600	\$828,800
MILWOOD AVE	2	1.00	780	1923	4269	\$835,000
VAN BUREN AVE	2	2.00	1140	1926	4200	\$849,000
PALMS BLVD	3	1.00	1188	1951	5400	\$865,000
GLYNDON AVE	3	2.00	1608	1924	5590	\$867,000
PALMS BL	3	2.00	1346	1912	5400	\$852,500
PALMS BL	3	1.00	858	1931	10962	\$970,000
PALMS BLVD	2	1.00	804	1940	10962	\$975,000
MARCO PL	3	1.50	1514	1926	3690	\$1,000,000
ELECTRIC AVE	2	2.00	1585	1914	3789	\$1,150,000
NARCISSUS CT	1	2.25	2498	2003	1873	\$1,200,000
OXFORD AVE	4	3.00	2950	2001	4387	\$1,210,000
OCEAN AVE	4	3.00	2200	1948	2614	\$1,225,000
RIALTO AVE	2	1.00	794	1911	2550	\$1,400,000
23RD AVE	3	2.50	2518	2003	2640	N/A
TOTAL SALES						\$22,211,800
AVERAGE SALE PRICE						\$888,472
AVERAGE \$ PER SQ FT						\$678

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . SEPTEMBER . 2004							
STREET	# UNITS	BCM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HARRISON AVE	2	2	2.00	805	1925	4200	\$400,000
PACIFIC AVE	3	4	3.00	2024	1965	1960	\$450,000
CABRILLO AVE	2	2	2.00	1056	1922	2570	\$650,000
OZONE AVE	2	4	2.00	1644	1908	3006	\$750,000
GRAND BL	3	3	3.00	440	1923	2700	\$835,000
WASHINGTON WAY	2	2	2.00	1566	1923	4182	\$835,000
VENICE WAY	2	2	2.00	1473	1947	4487	\$865,000
OZONE AVE	3	1	2.00	1622	1908	3006	\$900,000
5TH AVE	3	5	3.00	2211	1981	5320	\$970,000
OZONE AVE	4	5	4.00	2950	1906	3006	\$1,000,000
PARK PL	4	0	4.00	1956	1912	2090	\$1,125,000
3RD AVE	4	6	4.00	3374	1953	6534	\$1,150,000
NELROSE AVE	4			2564	1906	5749	\$1,300,000
DUDLEY AVE	4	4	5.00	2850	1964	3746	\$1,385,000
VENICE BL	14			9050	1954	16478	\$2,250,000
OCEAN FRONT WALK	2	7	3.00	3764	1960	2526	\$3,500,000
SAN JUAN AVE	4	8	4.00	3292	1959	5184	N/A
TOTAL SALES							\$18,365,000
AVERAGE SALE PRICE							\$1,147,813
AVERAGE \$ PER SQ FT							\$466

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . SEPTEMBER . 2004					
STREET	BCM	BTH	SQ FT	YR BLT	SALE PRICE
MAIN ST	2	2.00	1188	1989	\$679,000
TOTAL SALES					\$679,000
AVERAGE SALE PRICE					\$679,000
AVERAGE \$ PER SQ FT					\$572

VENICE VACANT LAND SALES ...

VACANT LAND SALES . SEPTEMBER . 2004		
STREET	SQ FT	SALE PRICE
OZONE AVE	3006	\$450,000