

# SEPTEMBER 2005 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . SEPTEMBER . 2005						
STREET	DCM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
GRAYSON AVE	3	2.00	1423	1947	5104	\$1,299,000
CLARK ST	2	1.00	962	1954	3600	\$1,000,000
CLARK ST	3	2.00	1936	1953	3600	\$1,280,000
WILSON AVE	2	1.00	700	1950	3600	\$950,000
HARDING AVE	3	3.00	2220	1923	5140	\$1,500,000
GRAND BLVD	2	1.00	855	1953	2250	\$775,000
MILWOOD AVE	4	2.00	1394	1922	5401	\$1,200,000
CALIFORNIA AVE	3	2.00	1750	1914	4590	\$1,210,000
CRESCENT PL	1	1.00	720	1922	4800	\$1,500,000
AMOROSO PL	2	1.00	1092	1928	5663	\$930,000
WALNUT AVE	4	2.00	2432	1957	5650	\$1,050,000
INDIANA AVE	3	2.00	1225	1954	5000	\$926,000
INDIANA AVE	3	2.00	1256	1954	6040	\$927,000
INDIANA AVE	2	1.00	960	1948	4800	\$815,500
LAKE ST	3	2.00	1355	1951	5356	\$990,000
TOTAL SALES						\$16,152,500
AVERAGE SALE PRICE						\$1,076,833
AVERAGE \$ PER SQ FT						\$798

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . SEPTEMBER . 2005							
STREET	UNITS	DCM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
ELECTRIC AVE	2	4	2.00	1541	1955	3920	\$1,049,000
FLOWER AVE	2			1444	1923	5793	\$1,050,000
OAKWOOD AVE	2	4	3.00	1734	1920	5793	\$1,050,000
VERNON AVE	4	4	4.00	2160	1942	7187	\$1,175,000
ABBOT KINNEY BLVD	2	6	4.00	2528	1960	4312	\$1,255,000
OZONE AVE	3	3	3.00	1622	1908	3006	\$1,325,000
ELECTRIC AVE	2	2	3.00	1585	1914	3790	\$1,505,000
N VENICE BLVD	3	3	5.00	2886	1972	2657	\$2,000,000
ROSE AVE	6			9360	1989	5240	\$3,550,000
TOTAL SALES							\$13,959,000
AVERAGE SALE PRICE							\$1,551,000
AVERAGE \$ PER SQ FT							\$562

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . SEPTEMBER . 2005						
STREET	DCM	BTH	SQ FT	YR BLT		SALE PRICE
ABBOT KINNEY BLVD	2	3.00	898	1985		\$535,000
VERNON AVE	4	2.75	1889	2005		\$899,000
VERNON AVE	4	2.75	1867	2005		\$934,000
S VENICE BLVD	3	2.50	1800	2003		\$1,250,000
ABBOT KINNEY BLVD	1	2.50	2614	2005		\$1,750,000
TOTAL SALES						\$5,368,000
AVERAGE SALE PRICE						\$1,073,600
AVERAGE \$ PER SQ FT						\$579

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . SEPTEMBER . 2005				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
ABBOT KINNEY BLVD	1560	1922	7187	\$2,315,000
ABBOT KINNEY BLVD	4380	2002	2614	\$2,700,000

## VENICE VACANT LAND SALES ...

VACANT LAND SALES . SEPTEMBER . 2005		
STREET	LOT SQ	SALE PRICE
CARROLL CANAL	2848	\$1,350,000