

# SEPTEMBER 2008 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . SEPTEMBER . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
PENMAR AVE	2	1.00	742	1949	2880	\$589,000
GLENAVON AVE	2	1.00	856	1949	5940	\$750,000
FREY AVE	3	1.00	1168	1951	3600	\$850,000
ROSE AVE	3	2.00	1732	1957	6273	\$860,000
SUNSET AVE	3	2.00	1265	1956	6069	\$862,000
NOWITA PL	2	1.00	918	1941	4760	\$885,000
7TH AVE	2	2.00	1000	1926	4284	\$888,000
27TH PL	1	1.00	772	1913	2640	\$900,000
SUPERBA AVE	3	1.00	1329	1927	3600	\$950,000
GARFIELD AVE	3	1.00	1021	1939	4200	\$965,000
BROOKS AVE	3	2.50	1453	1948	5200	\$1,040,000
ABBOT KINNEY	3	1.00	1350	1910	3398	\$1,805,000
GLYNDON AVE	4	4.50	3540	2008	5850	\$1,989,000
BOONE AVE	3	2.50	2900	2008	3600	\$2,150,000
TOTAL SALES						\$15,483,000
AVERAGE SALE PRICE						\$1,105,929
AVERAGE \$ PER SQ FT						\$772

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . SEPTEMBER . 2008							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
OAKWOOD AVE	2	3	2.00	1630	1951	5940	\$1,350,000
BROADWAY	4	12	6.00	4428	1964	5184	\$1,870,000
TOTAL SALES							\$3,220,000
AVERAGE SALE PRICE							\$1,610,000
AVERAGE \$ PER SQ FT							\$532

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . SEPTEMBER . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
NAVY ST	2	3.00	1187	1985	\$850,000	
MILDRED AVE	1	2.50	1825	2008	\$1,265,000	
OCEAN FRONT WALK	3	3.50	3029	1992	\$2,975,000	
TOTAL SALES					\$5,090,000	
AVERAGE SALE PRICE					\$1,696,667	
AVERAGE \$ PER SQ FT					\$843	

## VENICE VACANT LAND SALES ...

VACANT LAND SALES . SEPTEMBER . 2008		
STREET	LOT SZ	SALE PRICE
OAKWOOD AVE	5808	\$925,000

## SALES COMPARISON ...

Number of Single Family Homes Sold



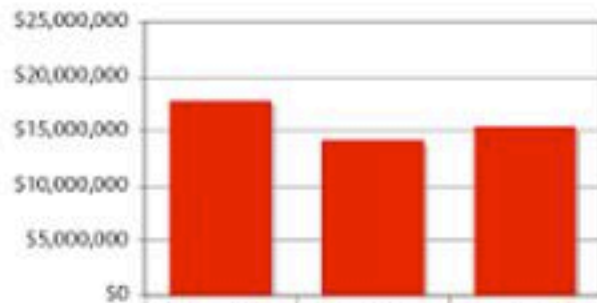
	SEPT 2007	AUG 2008	SEPT 2008
# SALES	14	11	14

Average Single Family Home Sale Price



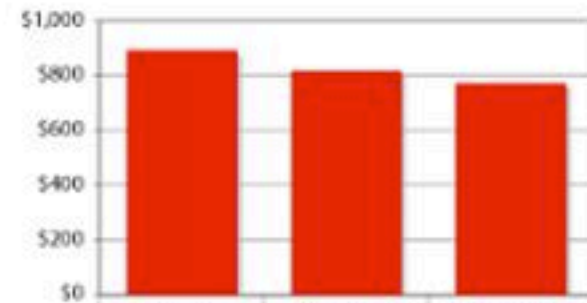
	SEPT 2007	AUG 2008	SEPT 2008
AVG SALES \$	\$1,270,929	\$1,289,139	\$1,105,929

Total Single Family Home Sales Volume



	SEPT 2007	AUG 2008	SEPT 2008
TOT SALES \$	\$17,793,000	\$14,180,526	\$15,483,000

Average Single Family Home Price / Sq Ft



	SEPT 2007	AUG 2008	SEPT 2008
AVG \$/SF	\$892	\$817	\$772