

# OCTOBER 2003 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . OCTOBER . 2003						
STREET	BDR	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
VERNON AVE	2	2	1164	1977	3720	\$400,000
AMOROSO PL	2	1	1228	1925	5803	\$415,000
COMMONWEALTH AVE	2	1	806	1946	5300	\$480,000
ANGELLUS PL	2	1	804	1922	4182	\$517,000
NAPLES AVE	2	1	1322	1924	6204	\$549,000
RIALTO AVE	1	1	582	1920	2650	\$553,000
NDWTA PL	2	1	614	1923	4790	\$558,000
SUNSET AVE	2	1	894	1948	4800	\$570,000
VERNON AVE	2	2	1336	1956	5900	\$575,000
INDIANA AVE	4	2	1189	1954	4800	\$609,000
WOODLAWN AVE	2	1	840	1924	4182	\$610,000
PALMS BLVD	2	1	756	1947	2701	\$615,000
VENICE BLVD	2	1	806	1921	3000	\$626,000
GLENAYON AVE	3	2	1443	1949	5520	\$652,000
LOUELLA AVE	3	1.75	1246	1922	5720	\$675,000
WILSON AVE	3	2	1208	1950	3600	\$678,000
OXFORD AVE	2	2	912	1953	2500	\$699,000
WINDWARD AVE	2	2	848	1920	2850	\$742,500
VICTORIA AVE	2	1.25	894	1922	4000	\$750,000
WARREN AVE	4	2	1802	1948	4430	\$755,000
AMOROSO PL	3	2.75	1480	1946	5803	\$775,000
6TH AVE	5	3	3170	1906	5200	\$809,000
APPLETON WAY	4	1.75	1614	1955	10862	\$816,000
OXFORD AVE	3	3	N/A	2001	3501	\$980,000
NARCISSUS CT	1	2.25	2591	2003	1916	\$1,025,000
NARCISSUS CT	1	2.25	2591	2003	1916	\$1,050,000
NARCISSUS CT	1	2.25	2591	2003	1916	\$1,080,000
NARCISSUS CT	1	2.25	2591	2003	1916	\$1,090,000
AMOROSO PL	3	2	1764	1948	3600	\$1,115,000
MARCO PL	2	2.75	2300	2003	3330	\$1,357,500
SHERMAN CANAL	3	3.5	3192	2000	2850	\$1,700,000
TOTAL SALES						\$23,806,000
AVERAGE SALE PRICE						\$767,936
AVERAGE \$ PER SQ FT						\$513

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . OCTOBER . 2003							
STREET	FURN'S	BDR	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
HORIZON AVE	4	4	4	2298	1921	2631	\$640,000
SAN JUAN AVE	3	4	2	1472	1922	5184	\$642,000
SAN JUAN AVE	2	4	2	1812	1946	5184	\$650,000
WASHINGTON WAY	2	2	2	1586	1923	4182	\$675,000
ANGELUS PL	2	5	3	2637	1947	4200	\$1,100,000
PARK AVE	2			2557	1906	4732	\$1,325,000
TOTAL SALES							\$5,832,000
AVERAGE SALE PRICE							\$833,667
AVERAGE \$ PER SQ FT							\$388

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . OCTOBER . 2003					
STREET	BDR	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	2	2	1052	1984	\$168,000
MAIN ST	2	2	1188	1989	\$184,000
ELECTRIC AVE	1	1	1205	2000	\$600,000
MAIN ST	2	2	1399	1989	\$695,000
PACIFIC AVE	2	3.5	2500	N/A	\$775,000
S VENICE BLVD	3	2.5	1800	2003	\$885,000
S VENICE BLVD	2	2.5	1800	2003	\$870,000
PALOMA AVE	3	2.5	2230	1994	\$900,000
OCEAN FRONT WALK	3	3.5	3029	1992	\$1,885,000
TOTAL SALES					\$7,462,000
AVERAGE SALE PRICE					\$829,111
AVERAGE \$ PER SQ FT					\$499

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . OCTOBER . 2003				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
ABBOTT KIBNEY BLVD	2698	1985	2721	\$1,150,000