

# OCTOBER 2004 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . OCTOBER . 2004						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
PALMS BLVD	2	1.00	902	1939	5400	\$376,500
LAKE ST	5	2.00	1572	1949	4800	\$626,000
INDIANA AVE	2	2.00	916	1925	4200	\$675,000
GRAND BLVD	2	1.00	742	1950	2700	\$736,000
WILSON AVE	2	1.00	820	1950	2600	\$798,000
WASHINGTON WAY	3	1.75	1176	1925	4199	\$838,000
BEACH AVE	2	1.00	792	1947	2700	\$838,000
SUPERBA AVE	2	1.00	962	1923	2615	\$865,000
GRAND BLVD	2	2.00	1248	1921	2700	\$873,000
GRANT AVE	2	2.00	1212	1929	4182	\$875,000
BREEZE AVE	3	1.00	1212	1908	2700	\$1,060,000
SHELL AVE	3	2.00	1024	1924	3074	\$1,085,000
SAN JUAN AVE	3	2.00	2002	1991	5200	\$1,110,000
ELECTRIC AVE	1	1.00	898	1921	2920	\$1,200,000
PALMS BLVD	4	3.00	2318	1948	2040	\$1,200,000
NARCISUS CT	1	2.25	2989	2003	1917	\$1,475,000
AMCROSC PL	3	2.50	2750	2004	3420	\$1,485,000
OCEAN FRONT WALK	3	4.00	4057	2002	4680	\$1,862,500
NAVY ST	3	4.00	3100	1905	3266	\$2,484,500
TOTAL SALES						\$20,426,500
AVERAGE SALE PRICE						\$1,076,026
AVERAGE \$ PER SQ FT						\$688

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . OCTOBER . 2004							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
7TH AVE	2	1	1.00	1134	1923	3703	\$686,000
SAN JUAN AVE	3	3	1.00	2000	1910	6194	\$820,000
SAN JUAN AVE	2	3	1.00	2204	1950	5194	\$857,000
BROADWAY ST	3	2	1.00	572	1923	5104	\$916,545
23RD AVE	2	0	2.00	600	1952	2657	\$950,000
5TH AVE	3	2	1.00	951	1905	5271	\$970,000
8 VENICE BLVD	2	2	2.00	1968	1958	2657	\$1,080,000
BROADWAY ST	8	7	8.00	4230	1961	5184	\$1,150,000
CANAL ST	2	6	4.00	4445	1986	3001	\$1,784,000
TOTAL SALES							\$9,172,545
AVERAGE SALE PRICE							\$1,019,172
AVERAGE \$ PER SQ FT							\$321

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . OCTOBER . 2004					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
MARR ST	2	2.00	858	1984	\$485,000
MAIN ST	2	2.00	1188	1989	\$600,700
MAIN ST	2	2.00	1188	1989	\$659,700
HAMPTON DR	1	1.00	1119	2004	\$689,000
MILDRED AVE	4	3.00	1580	1981	\$799,000
INDIANA AVE	3	2.50	1526	1991	\$960,000
TOTAL SALES					\$4,173,400
AVERAGE SALE PRICE					\$696,567
AVERAGE \$ PER SQ FT					\$505

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . OCTOBER . 2004				
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE
ABBOT KINNEY BLVD	7282	1982	4996	\$3,150,000