

OCTOBER 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . OCTOBER . 2005						
STREET	BDRM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GLENCOE AVE	3	1.00	1062	1953	6570	\$740,000
LARE ST	1	1.00	663	1924	4800	\$790,000
MILDRED AVE	2	1.00	789	1960	6186	\$836,000
VERNON AVE	2	1.00	837	1940	5760	\$860,000
NOWITA PL	3	3.00	1242	1926	4760	\$860,000
GLENCOE AVE	3	2.00	1233	1947	6110	\$870,000
INDIANA AVE	2	1.00	1025	1927	4800	\$890,000
AMOROSO PL	3	2.00	1251	1947	5863	\$900,000
OXFORD AVE	3	2.00	1400	1954	3800	\$979,000
MILWOOD AVE	2	1.00	1111	1940	6875	\$1,025,000
FREY AVE	2	1.00	934	1963	3600	\$1,040,000
GLYNDON AVE	4	2.00	1481	1925	5600	\$1,100,000
HALTO AVE	2	1.00	896	1908	2550	\$1,150,000
S VENICE BLVD			N/A	1921	3000	\$1,215,000
GRAYSON AVE	3	2.00	1588	1928	5104	\$1,250,000
PALMS BLVD	3	1.00	1188	1951	5400	\$1,325,000
SHERMAN CANAL	1	1.00	536	1945	2850	\$1,400,000
MILWOOD AVE	2	1.00	909	1907	4375	\$1,500,000
PALMS BLVD	3	3.00	2280	1976	10962	\$1,515,000
VENEZIA AVE	2	2.00	1594	1921	3700	\$1,595,000
EASTERN CANAL	4	2.50	2006	2004	2700	\$2,732,000
TOTAL SALES						\$24,572,000
AVERAGE SALE PRICE						\$1,170,895
AVERAGE \$ PER SQ FT						\$949

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . OCTOBER . 2005							
STREET	BDRM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE	
BROOKS AVE	6	4	6,000	1934	1964	3613	\$800,000
MARKET ST	2	3	2,000	1706	1905	2831	\$1,050,000
WESTMINSTER AVE	2	4	2,000	1812	1946	5184	\$1,100,000
VENICE WAY	2	2	2,000	1473	1947	4487	\$1,101,000
BROOKS AVE	3	3	5,000	2712	1973	3006	\$1,325,000
WASHINGTON WAY	3	4	3,000	2445	1948	6186	\$1,450,000
WINDWARD AVE	2	3	2,000	1634	1905	3484	\$1,495,000
3RD AVE	4	6	4,000	3374	1953	6534	\$1,575,000
OCEAN FRONT WALK	4	4	4,000	2314	1905	2526	\$2,925,000
TOTAL SALES							\$12,821,000
AVERAGE SALE PRICE							\$1,424,556
AVERAGE \$ PER SQ FT							\$599

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . OCTOBER . 2005					
STREET	BDRM	BTH	SQ FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	3.00	886	1985	\$359,000
MAIN ST	2	2.00	1188	1989	\$770,000
SUNSET AVE	2	2.00	1127	1980	\$815,000
OCEAN FRONT WALK	3	4.00	2645	1990	\$2,075,000
TOTAL SALES					\$4,219,000
AVERAGE SALE PRICE					\$1,054,750
AVERAGE \$ PER SQ FT					\$722

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . OCTOBER . 2005				
STREET	SQ FT	YR BLT	SALE PRICE	
NARCISUS CT	2661	2003	1917	\$1,550,000
ABBOT KINNEY BLVD	11984	1993	9897	\$5,000,000

VENICE VACANT LAND SALES ...

VACANT LAND SALES . OCTOBER . 2005		
STREET	LOT SZ	SALE PRICE
HOWLAND CANAL	2850	\$1,275,000