

NOVEMBER 2003 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . NOVEMBER . 2003						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
BROOKS AVE	2	1	1398	1950	5280	\$532,000
VENICE WAY	2	1	836	1953	1950	\$535,000
INDIANA CT	3	1	1213	1951	5150	\$572,500
BROOKS AVE	3	1	1299	1928	5157	\$580,000
ROSE AVE	3	1.75	1592	1954	6000	\$611,000
FLOWER AVE	2	1	1041	1924	5800	\$614,000
WALNUT AVE	2	2	1304	1950	5588	\$623,000
LAKE ST	4	2	1640	1957	5170	\$652,000
LAKE ST	4	2.75	2004	1954	5207	\$660,150
BOONE AVE	3	2	1400	1950	4990	\$694,200
HARRISON AVE	3	2	1179	1947	4200	\$700,000
8TH AVE	3	1	1081	1942	4200	\$725,000
WESTMINSTER AVE	2	3	2684	1979	2701	\$750,000
4TH AVE	2	1	1000	1947	6258	\$780,000
RIALTO AVE	2	1.5	1159	1952	2651	\$790,000
VENEZIA AVE	2	2	1073	1923	4000	\$790,000
8TH AVE	2	2	1081	1941	4300	\$799,000
COEUR D'ALENE AVE	2	2	1660	1923	4200	\$850,000
SAN JUAN AVE	3	1	1052	1940	5200	\$885,000
PADUA PL	3	1.5	1765	1911	5097	\$925,000
WOODLAWN AVE	2	2.25	1282	1922	5250	\$930,000
MILLWOOD AVE	3	2	2225	1923	4250	\$937,500
N VENICE BLVD	3	2.5	2558	1981	3136	\$955,000
VICTORIA AVE	1	2.25	2940	2003	1873	\$1,170,000
NARCISSUS CT	1	2.25	2940	2003	1817	\$1,175,000
SHERMAN CANAL	3	2.5	2354	1980	2850	\$1,395,000
HOWLAND CANAL	3	4	2074	1985	2850	\$1,650,000
TOTAL SALES						\$22,280,350
AVERAGE SALE PRICE						\$825,198
AVERAGE \$ PER SQ FT						\$509

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . NOVEMBER . 2003							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
ALTAIR PL	2	5	3	2023	1914	2701	\$680,000
PACIFIC AVE	3	5	4	2400	1969	2309	\$825,000
HAMPTON DR	4	6	4	3374	1953	6534	\$860,000
PARK AVE	4	4	4	2215	1915	3615	\$1,000,000
TOTAL SALES							\$3,365,000
AVERAGE SALE PRICE							\$841,250
AVERAGE \$ PER SQ FT							\$316

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . NOVEMBER . 2003						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
PENMAR AVE	2	3	1261	1992		\$358,000
NELROSE AVE	3	3	1588	1975		\$417,000
4TH AVE	2	2	1639	1992		\$857,500
NAVY ST	3	2	2064	1988		\$1,050,000
TOTAL SALES						\$2,462,500
AVERAGE SALE PRICE						\$820,625
AVERAGE \$ PER SQ FT						\$379

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . NOVEMBER . 2003					
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE	
ABBOT KINNEY BLVD	3400	1931	3698	\$1,100,000	
ABBOT KINNEY BLVD	3	2579	1991	2614	\$1,950,000