

NOVEMBER 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . NOVEMBER . 2004						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARR ST	1	1.00	479	1950	1600	\$500,000
BROADWAY ST	3	2.00	1048	1933	3833	\$605,000
CARLTON WAY	2	2.00	1409	1952	6000	\$685,000
SUPERBA AVE	2	1.00	936	1920	3420	\$796,000
INDIANA AVE	2	1.00	1020	1945	5260	\$775,000
INDIANA AVE	2	1.00	948	1948	4800	\$784,000
OCEAN AVE	2	2.00	886	1921	2700	\$790,000
MARKET ST	1	1.00	809	1922	2850	\$800,000
BOONE AVE	2	1.00	930	1950	3600	\$820,000
WALNUT AVE	4	2.75	2553	1996	5070	\$903,000
RENNE AVE	3	2.00	1416	1926	4158	\$945,500
CANAL ST	3	4.00	2192	1981	3049	\$975,000
FREY AVE	3	2.00	1358	1948	3600	\$989,000
INDIANA AVE	4	2.00	2315	1957	6720	\$1,079,000
OCEAN AVE	3	2.50	1759	1009	2700	\$1,199,000
PALMS BLVD	5	1.75	1838	1935	5400	\$1,210,000
ANGELUS PL	4	3.75	3025	2004	4200	\$1,460,000
WAVECREST AVE	3	3.50	2426	1907	2701	\$1,570,525
ABBOT KINNEY BLVD	2	3.50	N/A	2004	2701	\$2,400,000
EASTERN CANAL	2	2.00	2996	1988	2696	\$2,425,000
7TH AVE	3	2.00	1835	1930	8320	N/A
TOTAL SALES						\$21,685,025
AVERAGE SALE PRICE						\$1,084,251
AVERAGE \$ PER SQ FT						\$638

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . NOVEMBER . 2004							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BROOKS AVE	2	3	2.00	1319	1915	5184	\$300,000
RENNE AVE	2	2	1.00	875	1905	6447	\$750,000
VENICE BLVD	4	4	4.00	3116	1952	4443	\$795,000
INDIANA AVE	3	7	4.00	2912	1985	5271	\$850,000
RIALTO AVE	2			1196	1923	2570	\$874,500
BOCCAGGIO AVE		3	2.00	976	1932	4100	\$925,000
BROOKS AVE	2	4	2.00	1584	1945	5184	\$940,000
BROOKS AVE	3	3	3.00	1900	1912	5968	\$1,100,000
ANGELUS PL	5	2	4.00	1984	1911	4200	\$1,200,000
BROOKS AVE	6	4	6.00	3934	1964	3815	\$1,200,000
TOTAL SALES							\$8,934,500
AVERAGE SALE PRICE							\$893,450
AVERAGE \$ PER SQ FT							\$451

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . NOVEMBER . 2004						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MAIN ST	2	2.00		1989		\$610,000
HAMPTON DR			N/A	N/A		\$615,000
TOTAL SALES						\$1,225,000
AVERAGE SALE PRICE						\$612,500
AVERAGE \$ PER SQ FT						\$513

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . NOVEMBER . 2004					
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE	
WINDWARD AVE	1437	1963	3485		\$900,000
ROSE AVE	1370	1948	3180		\$1,160,000
ABBOT KINNEY BLVD	777	1922	3354		\$1,462,000

VENICE VACANT LAND SALES ...

VACANT LAND SALES . NOVEMBER . 2004			
STREET	SQ FT	SALE PRICE	
RIALTO AVE	2396		\$825,000
OZONE AVE	3006		\$903,000