

NOVEMBER 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . NOVEMBER . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NELROSE AVE	2	1.00	1103	1939	4400	\$739,000
FLOWER AVE	2	1.00	942	1946	4400	\$779,000
INDIANA AVE	2	1.00	968	1937	5280	\$799,000
APPLEBY ST	3	1.00	1212	1951	5000	\$810,000
INDIANA AVE	3	2.00	1356	1912	3780	\$849,000
BERNARD AVE	3	1.00	1296	1928	4284	\$850,000
LOUELLA AVE	2	2.00	1268	1923	5600	\$850,000
HAMPTON DR	2	1.00	855	1953	2919	\$865,000
GLYNDON AVE	3	2.00	1688	1956	5720	\$865,000
GLYNDON AVE	2	1.00	906	1924	5850	\$875,000
INDIANA AVE	3	2.00	1747	1954	5951	\$935,000
VISTA PL	3	1.00	800	1905	2250	\$995,000
BOONE AVE	3	1.00	891	1954	3600	\$1,005,000
LOUELLA AVE	5	3.00	2611	1964	6110	\$1,375,000
OXFORD AVE	3	3.00	3005	2001		\$1,599,000
27TH AVE	2	2.00	1186	1921	2657	\$1,600,000
GLYNDON AVE	3	2.00	2067	1915	5850	\$1,695,000
MARCO PL	2	1.00	2085	1915	3330	\$1,895,000
NOWITA PL	3	3.00	2376	1923	3145	\$2,150,000
NAVY ST	3	3.00	1760	1905	2919	\$2,715,000
MCKINLEY AVE	2	3.00	2918	2002	7520	\$3,250,000
TOTAL SALES						\$27,495,000
AVERAGE SALE PRICE						\$1,309,286
AVERAGE \$ PER SQ FT						\$832

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . NOVEMBER . 2005							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	5	5	5.00	6750	2002	5793	\$560,000
MILWOOD AVE	2	2	2.00	1230	1921	5400	\$750,000
VENEZIA AVE	2	2	2.00	1436	1923	3700	\$1,125,000
WESTMINSTER AVE	2	4	2.00	1812	1946	5184	\$1,143,500
PACIFIC AVE	2	5	4.00	2400	1969	2309	\$1,225,000
PACIFIC AVE	7	1	6.00	3802	1910	2396	\$1,325,000
30TH AVE	2			3270	1970	2657	\$1,475,000
ABBOT KINNEY BLVD	5	5	5.00	3338	1922	6796	\$3,800,000
TOTAL SALES							\$11,403,500
AVERAGE SALE PRICE							\$1,425,438
AVERAGE \$ PER SQ FT							\$474

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . NOVEMBER . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
S VENICE BLVD	2	2.00	911	1973		\$700,000
SUNSET AVE	2	2.00	1101	1980		\$819,000
MILDRED AVE	4	4.00	1980	1981		\$1,185,000
HARBOR ST	3	3.00	2029	1986		\$1,395,000
MAIN ST	2	2.00	1399	1989		N/A
TOTAL SALES						\$4,099,000
AVERAGE SALE PRICE						\$1,024,750
AVERAGE \$ PER SQ FT						\$681

VENICE VACANT LAND SALES ...

VACANT LAND SALES . NOVEMBER . 2005		
STREET	LOT SZ	SALE PRICE
MILDRED AVE	6012	\$1,660,000
VENICE BLVD	2657	\$1,700,000