

NOVEMBER 2006 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . NOVEMBER . 2006						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
COMMONWEALTH AVE	2	1.00	942	1946	4160	\$690,000
ROSE AVE	3	1.50	1353	1954	5000	\$720,000
AMOROSO PL	4	1.50	1668	1928	5863	\$829,000
VIENNA WAY	2	1.00	922	1947	6390	\$895,000
CLEMENT AVE	2	1.00	800	1949	3600	\$975,000
WINDWARD AVE	2	1.00	962	1920	2850	\$981,000
MARCO PL	2	1.00	1201	1913	3420	\$1,000,000
BROOKS AVE	2	3.00	1122	1907	2250	\$1,025,000
DUDLEY AVE	1	2.50	1024	1913	2744	\$1,090,000
AMOROSO PL	3	3.00	1995	1990	2004	\$1,267,500
18TH AVE	5	4.00	2784	1978	2657	\$1,350,000
CLUBHOUSE AVE	3	1.00	1436	1908	3150	\$1,567,000
VENEZIA AVE	4	2.00	2066	1923	4200	\$1,605,000
MCKINLEY AVE	3	2.50	N/A	2006	3680	N/A
TOTAL SALES						\$13,994,500
AVERAGE SALE PRICE						\$1,076,500
AVERAGE \$ PER SQ FT						\$766

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . NOVEMBER . 2006							
STREET	INITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
FLOWER AVE	2	3	2.00	1604	1914	5793	\$785,000
WASHINGTON WAY	3	3	3.00	1610	1947	6186	\$1,200,000
WESTMINSTER AVE	3	5	3.00	1547	1923	5184	\$1,220,000
ROSE AVE	4	4	4.00	2920	1907	3441	\$1,220,000
MILWOOD AVE	2	5	2.00	1800	1924	4375	\$1,250,000
VENICE BLVD	2	3	3.00	1508	1913	4792	\$1,290,000
DUDLEY AVE	2	6	4.00	2160	1963	3267	\$1,665,000
DUDLEY AVE	3	3	3.00	1966	1911	3746	\$1,685,000
ROSE AVE	2			2151	1938	6098	\$1,950,000
HOWLAND CANAL	2	2	2.00	820	1956	3528	\$2,000,000
TOTAL SALES							\$14,265,000
AVERAGE SALE PRICE							\$1,426,500
AVERAGE \$ PER SQ FT							\$789

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . NOVEMBER . 2006						
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE	
HAMPTON DR			2.00	1451	2004	\$1,075,000
ABBOT KINNEY BLVD	1	2.75	2689	2004	\$1,440,000	
TOTAL SALES					\$2,515,000	
AVERAGE SALE PRICE					\$1,257,500	
AVERAGE \$ PER SQ FT					\$607	

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . NOVEMBER . 2006				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
ABBOT KINNEY BLVD	1197	1921	2701	\$1,785,000