

NOVEMBER 2009 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . NOVEMBER . 2009						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
LAKE ST	2	2	1501	1942	4800	\$590,000
LOUELLA AVE	2	1	850	1949	5940	\$665,000
NOWITA PL	2	1.5	1107	1923	3400	\$725,000
VERNON AVE	3	2	1265	1956	5900	\$725,000
VENEZIA AVE	4	2	1375	1923	5376	\$755,000
GLYNDON AVE	3	1.5	1524	1913	5850	\$785,000
SUPERBA AVE	2	1	1118	1927	3600	\$875,000
GLENCOE AVE	3	1	1511	1948	5850	\$935,000
RIALTO AVE	2	2	1250	1952	2550	\$980,000
CARROLL CANAL CT	3	3.5	3114	2008	2700	\$1,390,000
OXFORD AVE	4	3	3005	2001	4387	\$1,425,000
26TH AVE	2	2.5	2675	1979	2640	\$1,450,000
ABBOT KINNEY BLVD	1	3.5	5000	2008	4660	\$4,455,000
TOTAL SALES						\$15,755,000
AVERAGE SALE PRICE						\$1,211,923
AVERAGE \$ PER SQ FT						\$623

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . NOVEMBER . 2009							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
BROADWAY ST	2	3	2	1360	1905	4617	\$575,000
NELROSE AVE	2	4	2	2184	1988	4399	\$800,000
BROOKS AVE	2	4	2	2480	1909	2265	\$883,000
BROOKS AVE	3	5	3	2594	1977	5270	\$964,025
TOTAL SALES							\$3,222,025
AVERAGE SALE PRICE							\$805,506
AVERAGE \$ PER SQ FT							\$374

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . NOVEMBER . 2009						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR	1	1.5	1451	2004		\$675,000
MAIN ST	1	2	1899	2009		\$1,267,000
TOTAL SALES						\$1,942,000
AVERAGE SALE PRICE						\$971,000
AVERAGE \$ PER SQ FT						\$580

VENICE VACANT LAND SALES ...

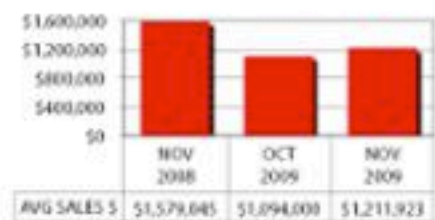
VACANT LAND . NOVEMBER . 2009		
STREET	LOT SZ	SALE PRICE
4TH AVE	5314	\$500,000
ELECTRIC AVE	5906	\$2,160,000

NOVEMBER SALES COMPARISON ...

Number of Single Family Homes Sold



Average Single Family Home Sale Price



Total Single Family Home Sales Volume



Average Single Family Home Price / Sq Ft

