

# DECEMBER 2002 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . DECEMBER . 2002						
STREET	BDM	BTH	SG FT	YR BLT	LOT SZ	SALE PRICE
NOWITA PL	1	1	606	1923	4760	\$330,000
WASHINGTON WAY	4	2	2652	1925	3877	\$345,000
BROADWAY ST	3	1	998	1954	4060	\$388,636
FLOWER AVE	3	2	1496	1946	4400	\$443,000
WALNUT AVE	3	1	1125	1947	5850	\$454,000
ROSE AVE	3	2	1664	1965	5480	\$460,000
SUPERBA AVE	2	1	810	1954	2975	\$465,000
BROADWAY	2	1	1107	1911	5200	\$471,000
OCEAN AVE	2	1	426	1924	2700	\$484,000
WOODLAWN AVE	2	2	1452	1922	4200	\$502,492
PENMAR AVE	3	2	1506	1923	6708	\$510,000
SUPERBA AVE	2	1	960	1923	3145	\$525,000
SAN JUAN AVE	2	1	833	1907	5184	\$566,000
SANTA CLARA AVE	2	1	792	1908	5200	\$573,000
GARFIELD AVE	2	1	912	1924	4200	\$578,000
VENEZIA AVE	2	2	1102	1921	3700	\$630,000
VENEZIA AVE	2	1	1454	1929	5376	\$636,000
GLYNDON AVE	5	2	1960	1963	6110	\$676,000
WALNUT AVE	3	2	1372	1933	5850	\$677,500
VENICE BLVD	2	2	2734	1986	3030	\$625,000
TOTAL SALES						\$10,539,626
AVERAGE SALE PRICE						\$526,981
AVERAGE \$ PER SQ FT						\$406

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . DECEMBER . 2002							
STREET	UNITS	BDM	BTH	SG FT	YR BLT	LOT SZ	SALE PRICE
FLOWER AVE	3	3	3	1650	1928	5793	\$450,000
SUNSET AVE	3	4	7	5118	1992	4800	\$480,000
CABRILLO AVE	2	2	2	1048	1948	2570	\$505,000
CALIFORNIA AVE	2	4	2	1536	1926	4704	\$520,000
VERNON AVE	2	4	2	1536	1951	4792	\$535,000
OCEAN AVE	2	2	2	1056	1921	3615	\$590,000
3RD AVE	4	6	4	3374	1953	6534	\$820,000
SANTA CLARA AVE	5	12	8	5040	1984	7797	\$875,000
MARKET ST	2	7	5	3269	1987	2850	\$698,000
SUNSET AVE	2	3	3	1650	1906	3703	\$689,000
OCEAN FRONT WALK	19	18	19	5316	1948	5053	\$5,236,364
TOTAL SALES							\$11,898,364
AVERAGE SALE PRICE							\$1,081,669
AVERAGE \$ PER SQ FT							\$389

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . DECEMBER . 2002					
STREET	BDM	BTH	SG FT	YR BLT	SALE PRICE
ABBOT KINNEY BLVD	2	3	878	1985	\$290,000
TOTAL SALES					\$290,000
AVERAGE SALE PRICE					\$290,000
AVERAGE \$ PER SQ FT					\$330

## VENICE VACANT LAND SALES ...

VACANT LAND SALES . DECEMBER . 2002		
STREET	LOT SZ	SALE PRICE
LINNE CANAL	2849	759000