

# DECEMBER 2003 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . DECEMBER . 2003						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
NOWITA PL	2	1	644	1922	4760	\$430,000
LOUELLA AVE	2	1	N/A	1163	5845	\$507,000
CABRILLO AVE	2	1	800	1913	1801	\$545,100
OXFORD AVE	2	1	792	1953	2600	\$550,000
COURTLAND ST	3	2	1356	1951	5000	\$575,000
BEACH AVE	1	1	504	1921	2700	\$580,000
5TH AVE	3	1	1303	1915	4158	\$580,000
LUCILE AVE	2	1	908	1922	4000	\$600,000
VERNON AVE	2	2	1062	1807	4800	\$659,000
6TH AVE	4	2	1308	1949	4138	\$685,000
GLENCOE AVE	4	2.5	1700	1921	5590	\$685,000
DUDLEY AVE	3	2	1624	1907	2400	\$695,000
MCKINLEY AVE	2	1	850	1948	3640	\$735,000
MARCO PL	3	2	940	2003	4280	\$771,000
BREEZE AVE	3	1	912	1912	2250	\$778,500
CABRILLO AVE	4	1	1486	1910	2550	\$850,000
NOWITA PL	2	1	835	1906	3145	\$899,000
HORIZON AVE	2	1.75	2021	1983	2265	\$1,040,000
NARCISSUS CT	1	2.25	2040	2003	1873	\$1,075,000
NARCISSUS CT	1	2.25	2040	2003	1873	\$1,125,000
ROSE AVE	5	3	3085	1961	6250	\$1,149,000
EASTERN CANAL	3	3	2488	1993	2700	\$1,900,000
TOTAL SALES						\$17,413,600
AVERAGE SALE PRICE						\$791,527
AVERAGE \$ PER SQ FT						\$554

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . DECEMBER . 2003							
STREET	UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
ROSE AVE	2			744	1950	3654	\$474,000
NELROSE AVE	3	3	3	1888	1952	4400	\$637,000
WESTMINSTER AVE	6	7	6	3402	1910	5194	\$650,000
HORIZON AVE	2	5	3	1802	1954	2850	\$695,000
MILWOOD AVE	4	4	4	1536	1924	5400	\$715,000
PALOMA AVE	3	4	3	2272	1954	2831	\$749,000
ASBOT KINNEY BLVD	2	6	4	2528	1960	4138	\$755,000
WALNUT AVE	2	5	4	2648	1926	5837	\$799,000
HORIZON AVE	2	4	3	1936	1910	2631	\$977,500
WAVECREST AVE	18		18	6486	1908	5401	\$2,375,000
TOTAL SALES							\$6,825,500
AVERAGE SALE PRICE							\$682,650
AVERAGE \$ PER SQ FT							\$350

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . DECEMBER . 2003					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
BROOKS AVE	3	2	1204	1989	\$380,000
VERNON AVE	2	2.5	2449	1991	\$590,000
TOTAL SALES					\$970,000
AVERAGE SALE PRICE					\$485,000
AVERAGE \$ PER SQ FT					\$266

## VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . DECEMBER . 2003				
STREET	SQ FT	YR BLT	LOT SZ	SALE PRICE
HAMPTON DR	5725	1905	6490	\$1,500,000