

DECEMBER 2004 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . DECEMBER . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
OAKWOOD AVE	2	1.00	780	1908	3838	\$640,000
VERNON AVE	3	1.00	960	1921	2856	\$650,000
SUNSET AVE	2	1.00	828	1941	5800	\$700,000
VENICE WAY	2	1.00	855	1954	2250	\$710,000
INDIANA AVE	3	2.00	1213	1951	5150	\$712,000
VICTORIA AVE	2	1.00	935	1925	4715	\$715,800
ABBOT KINNEY BLVD	1	1.00	724	1921	2004	\$725,000
MARCO PL	2	1.00	940	1929	4280	\$780,000
GLYNDON AVE	3	1.75	1700	1949	5936	\$784,000
COMMONWEALTH AVE	2	1.00	964	1926	4400	\$794,000
RIALTO AVE	2	1.00	896	1908	2550	\$825,000
VERNON AVE	1	2.00	1135	1948	4800	\$825,000
DUDLEY AVE	3	2.00	1624	1907	2400	\$845,000
WALNUT AVE	3	2.00	1372	1933	5850	\$910,000
VENEZIA AVE	2	2.00	1102	1921	3700	\$979,000
VIENNA WAY	3	1.00	812	1921	10962	\$1,000,000
DUDLEY AVE	4	2.00	1998	1911	2747	\$1,125,000
OXFORD AVE	3	3.00	2950	2001	3500	\$1,125,000
VENEZIA AVE	2	2.00	1621	1922	4000	\$1,180,000
GLENCOE AVE	3	2.00	785	1921	5410	\$1,195,000
CLEMENT AVE	4	2.50	2183	2001	3600	\$1,295,000
STRONGS DR	3	3.00	1898	1978	2700	\$1,625,000
RIALTO AVE	3	2.50	2600	2004	2550	\$1,700,000
LINNE CANAL	3	3.00	2350	2002	2850	\$1,875,000
TOTAL SALES						\$23,716,800
AVERAGE SALE PRICE						\$988,283
AVERAGE \$ PER SQ FT						\$714

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . DECEMBER . 2004							
STREET	# UNITS	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
CALIFORNIA AVE	2	2	2.00	640	1922	4051	\$690,000
VENICE BLVD	2	2	2.00	1086	1915	4008	\$695,000
GRAND BLVD	3	1	3.00	1318	1956	3136	\$815,000
WINDWARD AVE	2	2	2.00	757	1952	2850	\$860,000
SAN JUAN AVE	3	5	3.00	2206	1965	5184	\$900,000
CRESCENT PL	2	4	2.00	1216	1921	4095	\$970,000
WINDWARD AVE	2	3	3.00	2225	1979	2831	\$980,000
ALTAIR PL		3	2.00	1469	1918	2701	\$1,115,000
OZONE AVE	3	1	1.00	1340	1908	3006	\$1,150,000
PALMS BLVD	2	4	2.00	1764	1949	5280	\$1,190,000
19TH AVE	3			3000	1971	2657	\$1,375,000
3RD AVE	4	6	4.00	3374	1953	6534	\$1,420,000
CABRILLO AVE	12	5	12.00	5038	1920	7667	\$1,601,000
WESTMINSTER AVE	8	9	8.00	1922	1925	10368	\$1,650,000
VERNON AVE	3	9	6.00	5809	1992	5670	\$1,800,000
OCEAN FRONT WALK	4	7	9.00	5973	1972	3615	\$2,050,000
TOTAL SALES							\$19,261,000
AVERAGE SALE PRICE							\$1,203,813
AVERAGE \$ PER SQ FT							\$492

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . DECEMBER . 2004						
STREET	BOM	BTH	SQ FT	YR BLT	LOT SQ	SALE PRICE
ELECTRIC AVE	1	2.00	1096	2000		\$726,500
BROOKS AVE	1	2.50	1844	2002		\$1,375,000
TOTAL SALES						\$2,101,500
AVERAGE SALE PRICE						\$1,050,750
AVERAGE \$ PER SQ FT						\$715

VENICE COMMERCIAL SALES ...

COMMERCIAL SALES . DECEMBER . 2004					
STREET	SQ FT	YR BLT	LOT SQ	SALE PRICE	
HAMPTON DR	5775	1905	6490	\$750,000	