

DECEMBER 2005 VENICE SALES

VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . DECEMBER . 2005						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
MARCO PL	2	1.00	795	1949	4000	\$749,000
NOWITA PL	2	1.00	940	1927	4760	\$792,500
MARCO PL	2	2.00	927	1950	4280	\$799,000
SUNSET AVE	2	1.00	660	1923	4800	\$820,000
FREY AVE	2	1.00	858	1949	3600	\$835,000
CALIFORNIA AVE	3	1.00	1000	1941	5400	\$900,000
FREY AVE	2	1.00	930	1950	3600	\$950,000
HORIZON AVE	3	2.00	1868	1909	2850	\$1,060,000
ELECTRIC AVE	3	2.00	1305	1921	3900	\$1,060,000
5TH AVE	2	1.00	1242	1929	4158	\$1,075,000
MAIN ST	2	3.00	1385	1978	1225	\$1,110,000
MARCO PL	3	2.00	1290	1929	4280	\$1,150,000
CLARK AVE	3	3.00	2900	N/A	3600	\$1,675,000
TOTAL SALES						\$12,975,500
AVERAGE SALE PRICE						\$998,115
AVERAGE \$ PER SQ FT						\$806

VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . DECEMBER . 2005							
STREET	INTS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
4TH AVE	2	4	2.00	1333	1907	5314	\$950,000
COEUR D ALENE AVE	2	3	2.00	1421	1951	4182	\$1,060,000
WESTMINSTER AVE	4	12	4.00	3992	1961	5184	\$1,349,000
CABRILLO AVE	12		12.00	5038	1920	7650	\$1,995,000
OCEAN FRONT WALK	4	4	4.00	2314	1905	2526	\$2,050,000
28TH AVE	3	4	5.00	4048	1975	2657	\$2,060,000
TOTAL SALES							\$9,464,000
AVERAGE SALE PRICE							\$1,577,333
AVERAGE \$ PER SQ FT							\$522

VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . DECEMBER . 2005					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
4TH AVE	1	1.50	N/A	1990	\$799,000
NAVY ST	2	3.00	1101	1985	\$885,000
HARBOR ST	3	3.00	1938	1986	\$1,300,000
SUNSET AVE	2	2.00	1273	1980	\$1,300,000
HARBOR ST	3	3.00	1938	1986	\$1,330,000
S VENICE BLVD	2	2.25	N/A	2005	\$1,515,000
TOTAL SALES					\$7,129,000
AVERAGE SALE PRICE					\$1,188,167
AVERAGE \$ PER SQ FT					\$904