

# DECEMBER 2006 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . DECEMBER . 2006						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
RIALTO AVE	2	1.00	546	1967	2400	\$770,000
HAMPTON DR	1	1.00	855	1953	2701	\$792,500
FLOWER AVE	3	2.00	1490	1946	4400	\$815,000
GLYNDON AVE	2	1.00	951	1953	5200	\$850,000
6TH AVE	2	1.00	898	1941	4284	\$890,000
HAMPTON DR	2	1.00	855	1953	3093	\$908,000
CLOY AVE	3	2.00	1317	1975	3600	\$995,000
GLENCOE AVE	3	1.75	1668	1931	5410	\$1,013,000
MARCO PL	3	2.00	1782	1949	4000	\$1,250,000
S VENICE BLVD	3	2.00	1507	1939	2640	\$1,300,000
GRAND CANAL	3	4.00	2319	1958	5040	\$1,300,000
PALMS BLVD	3	1.75	1920	1923	5280	\$1,355,000
VENEZIA AVE	2	2.00	1594	1921	3700	\$1,615,000
SUNSET AVE	4	3.50	2926	2005	3615	\$2,550,000
TOTAL SALES						\$16,603,500
AVERAGE SALE PRICE						\$1,185,964
AVERAGE \$ PER SQ FT						\$805

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . DECEMBER . 2006							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
GRAND BLVD	2	2	2.00	936	1946	2701	\$890,000
ROSE AVE	2	2	2.00	1510	1936	3049	\$975,000
27TH PL	2	2	2.00	1152	1920	2657	\$1,190,000
PENMAR AVE	3	6	4.00	2919	1920	5889	\$1,200,000
VERNON AVE	4	10	6.00	3648	1962	4792	\$1,239,000
APPLETON WAY	2	5	3.50	2427	1924	10962	\$1,360,000
PARK AVE	4	3	4.00	2274	1907	4182	\$1,530,000
APPLETON WAY	2	5	3.00	3502	1956	10962	\$1,960,000
TOTAL SALES							\$10,344,000
AVERAGE SALE PRICE							\$1,293,000
AVERAGE \$ PER SQ FT							\$563

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . DECEMBER . 2006					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
ROSE AVE	2	2.50	1370	1992	\$749,000
HAMPTON DR	1	1.00	1037	2004	\$869,000
ELECTRIC AVE	0	1.50	1184	2000	\$1,005,000
BREEZE AVE	2	2.00	1163	1976	\$1,015,000
CABRILLO AVE	3	3.00	2244	1989	\$1,075,000
ABBOT KINNEY BLVD	1	1.50	2037	2005	\$1,450,000
TOTAL SALES					\$6,163,000
AVERAGE SALE PRICE					\$1,027,167
AVERAGE \$ PER SQ FT					\$682