

# DECEMBER 2008 VENICE SALES

## VENICE SINGLE FAMILY RESIDENTIAL SALES ...

SINGLE FAMILY SALES . DECEMBER . 2008						
STREET	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
CLOY AVE	3	2.00	1408	1950	3600	\$1,040,000
VERNON AVE	3	2.00	1108	1950	4800	\$1,150,000
BROOKS AVE	2	1.00	888	1910	5200	\$888,000
CRESCENT PL	3	2.00	1700	1912	4150	\$1,300,000
MORNINGSIDE WAY	3	1.00	1194	1926	10962	\$950,000
PARK AVE	3	3.50	2200	1911	3615	\$1,450,000
TOTAL SALES						\$6,778,000
AVERAGE SALE PRICE						\$1,129,667
AVERAGE \$ PER SQ FT						\$797

## VENICE RESIDENTIAL INCOME SALES ...

RESIDENTIAL INCOME SALES . DECEMBER . 2008							
STREET	# UNITS	BDM	BTH	SQ FT	YR BLT	LOT SZ	SALE PRICE
S VENICE BLVD	2	3	2.00	2300	2008	3005	\$1,600,000
CABRILLO AVE	2	2	2.00	1296	1953	2570	\$830,000
BERNARD AVE	2	2	2.00	1386	1947	4268	\$605,000
TOTAL SALES							\$3,035,000
AVERAGE SALE PRICE							\$1,011,667
AVERAGE \$ PER SQ FT							\$609

## VENICE CONDOMINIUM SALES ...

CONDOMINIUM SALES . DECEMBER . 2008					
STREET	BDM	BTH	SQ FT	YR BLT	SALE PRICE
OCEAN FRONT WALK	2	2.00	2648	1992	\$2,800,000
MAIN ST	2	1.75	2100	2008	\$1,225,000
MAIN ST	0	1.00	1435	2008	\$899,000
TOTAL SALES					\$4,924,000
AVERAGE SALE PRICE					\$1,641,333
AVERAGE \$ PER SQ FT					\$796

## SALES COMPARISON ...

### Number of Single Family Homes Sold



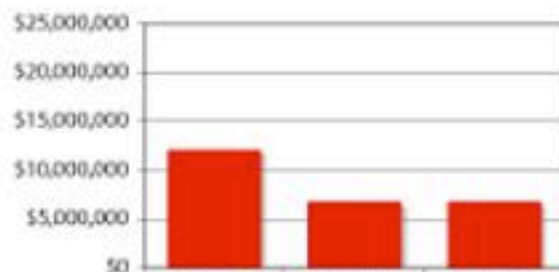
	DEC 2007	NOV 2008	DEC 2008
# SALES	8	5	6

### Average Single Family Home Sale Price



	DEC 2007	NOV 2008	DEC 2008
AVG SALES \$	\$1,517,750	\$1,363,150	\$1,129,667

### Total Single Family Home Sales Volume



	DEC 2007	NOV 2008	DEC 2008
TOT SALES \$	\$12,150,000	\$6,815,750	\$6,778,000

### Average Single Family Home Price / Sq Ft



	DEC 2007	NOV 2008	DEC 2008
AVG \$/SF	\$785	\$673	\$797