



2010 First Quarter Venice Real Estate Sales



Presented by Betsy Goldman – Abbot Kinney Real Estate

ADDRESS	PRICE SOLD	DATE	BD/BA UNITS	SQUARE FEET	LOT SIZE	YEAR BUILT
Commercial						
6xx Venice Blvd.	1,700,000	Feb	Ret./Off.	2030	8000	1956
Beach Area						
Single Family						
20xx Dell Ave.	840,000	Mar	2 + 2.5	1700	3000	1974
Beach Walk Street						
Multi-Family						
3xx Paloma Ave.	1,150,000	Feb	3 (4 + 4)	2656	3920	1964
1x Ave 20	1,205,000	Mar	2 (3 + 3)	1280	1748	1906
1x Ave 23	1,299,000	Mar	4 (6 + 5)	3052	2657	1965
Canals						
Single Family						
23xx Eastern Canal	1,300,000	Jan	1 + 1.50	1160	2700	1920
4xx Sherman Canal	1,537,500	Jan	3 + 2.00	1549	2850	1910
4xx Sherman Canal	2,399,000	Jan	3 + 3.50	3192	2850	2000
4xx Carroll Canal	1,075,000	Mar	1 + 1.00	1227	3831	1955
23xx Dell Ave.	1,230,000	Mar	1 + 2.00	1227	2831	1955
2xx Carroll Canal	1,741,050	Mar	3 + 2.50	2045	2850	1967
2xx Carroll Canal	1,900,000	Mar	3 + 2.50	2042	2850	1978
24xx Eastern Canal	2,800,000	Mar	4 + 3.00	3400	2700	1998
Windward Circle						
Single Family						
12xx Cabrillo Ave.	1,750,000	Feb	3 + 2.50	3100	2700	2009
13xx Riviera Ave.	850,000	Mar	2 + 2.00		3119	1923
Windward Circle						
Multi-Family						
4xx Grand Blvd.	665,000	Jan	2 (2 + 2)	1095	2700	1923
Silver Triangle						
Single Family						
6xx Washington Blvd.	762,500	Feb	3 + 2.50	1752	2482	1978
24xx Clement Ave.	625,000	Mar	2 + 1.00	914	3598	1950
24xx Boone Ave.	845,000	Mar	2 + 1.00	930	3600	1950
President's Row						
Single Family						
10xx Garfield Ave.	725,000	Jan	2 + 1.00	1158	4200	1939
7xx Angelus Pl.	1,416,000	Jan	4 + 4.00	2900	4200	2004
6xx Woodlawn Ave.	999,000	Mar	3 + 2.50	1452	4200	1922
President's Row						
Multi-Family						
24xx Abbot Kinney Blvd.	1,805,000	Feb	2 (4 + 4.5)	4000	4225	1954
Milwood						
Single Family						
7xx Superba Ave.	1,600,000	Jan	4 + 3.00	2020	2962	1923
9xx Superba Ave.	660,000	Feb	2 + 1.00	750	3400	1922
7xx Superba Ave.	901,000	Feb	3 + 2.00	1080	4008	1948
9xx Superba Ave.	1,550,000	Mar	4 + 3.50	2460	3615	1924
Inland Walk Streets						
Single Family						
16xx Crescent Pl.	2,350,000	Jan	5 + 4.00	3011	7261	1920
7xx Marco Pl.	1,750,000	Feb	3 + 3.00	2183	3600	1952
North of Rose						
Single Family						
2xx 5 th Ave.	700,000	Jan	2 + 1.00	919	4156	1930
2xx 7 th Ave.	810,000	Mar	2 + 2.00	1240	4234	1912
North of Rose						
Multi-Family						

5xx Rose Ave.	725,000	Jan	2 (2 + 2)	1023	3179	1953
Oakwood	Single Family					
5xx Broadway	1,250,000	Jan	3 + 2.50	2600	2600	2009
5xx Broadway	1,250,000	Jan	3 + 2.50	2600	2600	2009
11xx Electric Ave.	450,000	Feb	2 + 1.00	714	1718	1904
5xx Broadway	1,250,000	Feb	3 + 2.50	2600	2600	2009
6xx Broadway	650,000	Mar	3 + 1.00	998	5196	1954
6xx Broadway	800,000	Mar	3 + 2.00	1140	4680	1967
3xx Brooks Ave.	975,000	Mar	2 + 1.00	944	5200	1953
5xx Broadway	1,250,000	Mar	3 + 2.50	2600	2600	2009
Oakwood	Multi-Family					
6xx San Juan Ave.	795,000	Feb	2 (2 + 2)	1619	5183	1928
East Venice	Single Family					
24xx Glyndon Ave.	1,190,000	Jan	3 + 2.00	1827	5846	1939
8xx Courtland St.	759,000	Feb	3 + 2.00	1564	5088	1957
10xx Superba Ave.	715,000	Mar	3 + 1.75	1030	4800	1940
8xx Warren Ave.	720,000	Mar	2 + 1.00	942	4400	1946
22xx Glencoe Ave.	762,000	Mar	3 + 1.75	1200	5850	1945
9xx Sunset Ave.	847,000	Mar	3 + 2.00	1349	5080	1961
Condos						
6xx Hampton Dr.	799,000	Mar	1 + 1.50	1451	Loft	2004
6xx Hampton Dr.	875,000	Mar	1 + 1.50	1358	Loft	2004
6xx Harbor St.	944,000	Jan	3 + 3.00	2029	Twnehse	1986
7xx Main St.	1,400,000	Mar	1 + 2.00	2270	Loft	2008
2x Navy St.	420,000	Feb	1 + 1.00	619	Single	1973
6xx Rose Ave.	598,000	Feb	1 + 1.00	1207	Loft	1989
8xx Vernon Ave.	655,000	Mar	2 + 2.50	1403	Twnehse	1991
11xx 5 th Ave.	875,000	Jan	1 + 1.50	1753	Loft	1999

This information is based on data supplied by Dataquik Information Systems and the Combined Los Angeles Westside Multiple Listing Service. Information presented here has been obtained from sources deemed reliable. However, no representation of any kind is made as to its accuracy and all facts should be confirmed through independent investigation.

REAL ESTATE NEWS

MARKET TRENDS

The Venice 2010 first quarter single family average of \$1,179,976 based on 39 units sold (95 units listed) is 11% lower than the first quarter of 2009 with 64% more units sold and is 13% higher than the fourth quarter of 2009 with 5% more units sold. The 2010 first quarter income average price of \$1,092,000 based on 7 units is 5% higher than the first quarter of 2009 with 30% less units sold (26 units listed) and is 2% lower than the fourth quarter of 2009 with 42% less units sold. During this quarter there were 23 (31 last quarter) \$1,000,000-, 20 (11 last quarter) \$1,000,000+ and 3 (1 last quarter) \$2,000,000+ properties that sold. One commercial property sold for \$1,700,000.

LEAD SAFE REMODELING

A U.S. Environmental Protection Agency ruling took effect April 22, 2010 that requires remodeling on homes built before 1978 to be undertaken only by contractors certified by the agency in lead safe practices. An EPA certified contractor is not necessary if the work does not disturb the paint. The National association of the Remodeling Industry recommends that home owners assume lead is present if their home was built before 1978 unless they have had it tested and found it lead free. Certified remodelers are required to display their EPA certified certificate to home owners. Exemptions are work that is performed for free (no exchange of money, goods or services), work that is performed by do-it-yourselfers in their own homes, work that is performed during an emergency, zero bedroom dwellings and minor repairs that disturb 6 square feet or less of paint per room on the interior or 20 square feet or less of paint on the exterior.

GOING GREEN MAY REDUCE YOUR TAXES

When you invest in energy-efficient products, you may be saving money on both your energy bills and your tax return. Six energy-related tax credits have been created or expanded by the American Recovery and Reinvestment Act of 2009. One is the Residential Energy Property Credit. This tax credit is for homeowners who make qualified energy efficient improvements to their existing homes. This credit is 30 percent of the cost of all qualifying improvements. The maximum credit is \$1,500 for improvements placed in service in 2009 and 2010 combined. The credit applies to improvements such as adding insulation, energy efficient exterior windows and energy-efficient heating and air conditioning systems. Go to <http://www.irs.gov/newsroom/article/0,,id=220989,00.html> for more information.

SALES STATS AND COMMUNITY NEWS AVAILABLE 24/7

Sales by neighborhood and condo sales are posted on my website, www.BetsySellsVenice.com, in order to provide you with up to the minute information. You can also view sales by year since 1997. For community news check out the "Venice Vanguard" newsletter on my website and read my "Around Venice" monthly column in *The Argonaut*.

The illustrations are Windward Avenue column capitals as interpreted by Venice artist Michele Bradley.

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