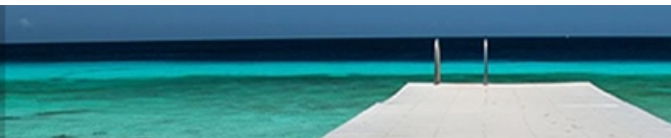


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88 Via Athena



Aliso Viejo • [Map](#)

Active Under Contract • Condominium

\$549,999 ↓

173 days on the market • Listed On 07/15/2018

2 beds, 3 baths • 1,362 sqft • 7,771 sqft lot • \$403.82/sqft • Built in 1989

Charming two level townhome with two bedrooms and enclosed loft which may be used as a 3rd bedroom or an office in the highly sought after community of Altisse, in Aliso Viejo. Enter into the bright and open floor plan with recessed lighting, newer paint, soaring ceilings, and light catching windows. The Spacious living and dining area has fireplace and custom built-in niches that enhance the designer ... [More](#)

ML# OC18170363

25 Via Bacchus



Aliso Viejo • [Map](#)

Active Under Contract • Condominium

\$685,000 ↓

215 days on the market • Listed On 08/03/2018

3 beds, 3 baths • 1,713 sqft • 3,093 sqft lot • \$399.88/sqft • Built in 1989

Huge Reduction !Location! Location! Location! Gorgeous views of Irvine Saddle back Valley, City Lights, Snow capped Mount Baldy. Adjacent to Aliso Viejo Country Club, one of private Nicklaus Design Golf Courses in Orange County. This development has few homes on Small Hilltop on a cul de sac. It offers a cozy floor plan with 3 bedrooms, 2 full bathrooms, downstairs powder room, fresh interior paint, up... [More](#)

ML# PW18188775

125 VIA ATHENA



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$484,500 / \$475,000 ↓

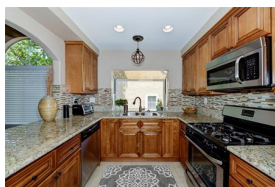
33 days on the market • Sold On 12/14/2018

2 beds, 3 baths • 1,362 sqft • 7,771 sqft lot • \$348.75/sqft • Built in 1989

AMAZING VALUE IN DESIRABLE ALTISSE !! MUCH DESIRED & SELDOM AVAILABLE MODEL WITH 2 BEDROOMS, LARGE LOFT & LARGE PATIO/YARD. PRIVATE ENTRY LINED W/BEAUTIFUL GREENERY. LOWER LEVEL OFFERS A VERSATILE, ATTRACTIVE LIVING SPACE. ENTER INTO FORMAL ENTRY AREA & LOVELY LIVING ROOM W/CATHEDRAL CEILINGS, FLOOR TO CEILING WINDOWS & DUAL SIDED FIREPLACE. LIVING ROOM IS OPEN TO FORMAL DINING ROOM (BOTH HAVE CUSTOM S... [More](#)

ML# OC18266973

25 Via Athena



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$499,990 / \$510,000 ↑

12 days on the market • Sold On 08/21/2018

2 beds, 2 baths • 1,162 sqft • 7,771 sqft lot • \$438.90/sqft • Built in 1989

Beautifully REMODELED condo with a breathtaking VIEW in the desirable Altisse community. This unit has very high vaulted ceilings, open floor plan, amazing hills view and remodeled kitchen and bathrooms. The high ceilings and open floor plan give it a very spacious feel. The living room has a cozy fireplace and separate door to the outdoor balcony which overlooks beautiful hills and trees. The balcony ... [More](#)

ML# OC18167836

141 Via Athena



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$565,888 / \$565,000 ↓

2 days on the market • Sold On 08/07/2018

2 beds, 3 baths • 1,327 sqft • 7,771 sqft lot • \$425.77/sqft • Built in 1989

STUNNING ALTISSE TOWNHOUSE WITH A RELAXING BACKYARD! This gorgeous 2 bedroom - plus a loft and 3 bathroom home is absolutely turn-key with amazing upgrades and an open floor plan. The home boasts cathedral ceilings, wood laminate floors, upgraded kitchen, custom drapes, beautiful chandeliers, painted mural in entry, upgraded downstairs powder bathroom and upstairs secondary bathroom, Teflon coated pi... [More](#)

ML# OC18158973

15 Via Bacchus



Closed • [Townhouse](#)

List / Sold:

\$708,000 / \$685,000 ↓

7 days on the market • **Sold On 07/16/2018**

3 beds, 3 baths • **1,713 sqft** • **3,093 sqft lot** • **\$399.88/sqft** • **Built in 1989**

This VIEW Townhome perched on the hillside is 3 Bedrooms, 2.5 Baths with approx 1713 spacious square feet of living. 15 Via Bacchus delivers Mountain, Hills, and City Lights VIEWS from EVERY dual pane window and EVERY brand new sliding glass door at the back of the house. This Home is enhanced by dramatic architecture including a 2 story ceiling with a Casablanca type fan, 3-sided Fireplace, a Skylig... [More](#)

Aliso Viejo • [Map](#)

ML# OC18149710

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	6	Maximum:	3/3.00	1,713	7,771	\$708,000	\$685,000	\$438.90
Total on Market:	0	Minimum:	2/2.00	1,162	3,093	\$484,500	\$475,000	\$348.75
Sold/Exp Ratio:	0.00	Average:	2/2.83	1,440	6,212	\$582,230	\$558,750	\$402.83
		Median:	2/3.00	1,362	7,771	\$557,944	\$537,500	\$401.85

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
88 Via Athena	AV	1989	STD	11/23/2018	2	3	173/173	1,362	7,771	\$403.82	\$549,999
25 Via Bacchus	AV	1989	STD	12/14/2018	3	3	154/215	1,713	3,093	\$399.88	\$685,000

Maximum:	3/	3.00	215	1,713	7,771	\$403.82	\$685,000
Minimum:	2	3.00	173	1,362	3,093	\$399.88	\$549,999
Average:	3	3.00	194	1,538	5,432	\$401.85	\$617,500
Median:	3	3.00	194	1,538	5,432	\$401.85	\$617,500

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
125 Via Athena	AV	1989	STD	12/14/2018	2	3	6/33	1,362	7,771	\$348.75	\$475,000
25 Via Athena	AV	1989	STD	08/21/2018	2	2	12/12	1,162	7,771	\$438.90	\$510,000
141 Via Athena	AV	1989	STD	08/07/2018	2	3	2/2	1,327	7,771	\$425.77	\$565,000
15 Via Bacchus	AV	1989	STD	07/16/2018	3	3	7/7	1,713	3,093	\$399.88	\$685,000

Maximum:	3	3.00	33	1,713	7,771	\$438.90	\$685,000
Minimum:	2	2.00	2	1,162	3,093	\$348.75	\$475,000
Average:	2	2.75	14	1,391	6,602	\$403.33	\$558,750
Median:	2	3.00	10	1,345	7,771	\$412.83	\$537,500

Criteria:

Property Type is 'Residential'
 Standard Status is one of 'Active', 'Act Under Contract',
 'Pending'
 Standard Status is 'Closed'
 Contract Status Change Date is 01/04/2019 to 07/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Altisse (ALT)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19** at **7:57 am**

Property Type is 'Residential' Standard Status is one of 'Active', 'Act Under Contract', 'Pending' Standard Status is 'Closed' Contract Status Change Date is 01/04/2019 to 07/08/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Altisse (ALT)'

Residential

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18170363	88 Via Athena	2	3	1,362	\$403.82	07/15/2018	173	\$549,999
PW18188775	25 Via Bacchus	3	3	1,713	\$399.88	08/03/2018	154	\$685,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18266973	125 VIA ATHENA	2	3	1,362	\$348.75	11/06/2018	12/14/2018	6	\$484,500	\$475,000	98.04
OC18167836	25 Via Athena	2	2	1,162	\$438.90	07/13/2018	08/21/2018	12	\$499,990	\$510,000	102.00
OC18158973	141 Via Athena	2	3	1,327	\$425.77	07/02/2018	08/07/2018	2	\$565,888	\$565,000	99.84
OC18149710	15 Via Bacchus	3	3	1,713	\$399.88	06/20/2018	07/16/2018	7	\$708,000	\$685,000	96.75

Inventory Analysis	Prior 7-12 Months (01/04/2018-07/04/2018)	Prior 4-6 Months (07/05/2018-10/04/2018)	Current - 3 Months (10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	0	3	1
Absorption Rate (Total Sales/Months)	0.00	1.00	0.33
Total # of Comparable Active Listings	1	2	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	2.00	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$565,000	\$475,000
Median Comparable Sales DOM	0	7	6
Median Comparable List Price (Listings Only)	\$565,888	\$617,500	\$617,500
Median Comparable Listings DOM (Listings Only)	2	164	164
Median Sale Price / Median List Price %	0.00%	99.84%	98.04%

**The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.*