



Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



19 Overture Ln



Aliso Viejo • [Map](#)

Active • Condominium

\$529,999

58 days on the market • Listed On 10/23/2018

2 beds, 3 baths • 1,287 sqft • 2,949 sqft lot • \$411.81/sqft • Built in 1990

Beautiful, spacious upgraded town home in the heart of Aliso Viejo. The vaulted ceilings, plenty of windows provide Light and make it a bright home. The kitchen has been remodeled and features cherry hardwood cabinets, quartz counter tops with back splash, stainless appliances, and refrigerator included. Fireplace in living room. Relax in the spacious master suite with vaulted ceilings, skylight, walk... [More](#)

ML# OC18261991

20 Overture Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$525,000 / \$525,000

16 days on the market • Sold On 08/14/2018

2 beds, 3 baths • 1,287 sqft • 2,949 sqft lot • \$407.93/sqft • Built in 1990

Sleek and sophisticated townhome with open and bright rooms throughout. Enjoy entertaining in the living room with high vaulted ceilings, glowing fireplace, gleaming wood floors and sliders to the patio. There is plenty of room for friends and family on the delightful front patio, perfect for a barbecue. The modern kitchen includes newer cabinets, granite counters, stainless steel appliances, breakfast... [More](#)

ML# OC18164047

19 Matinee Ct



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$549,000 / \$549,000

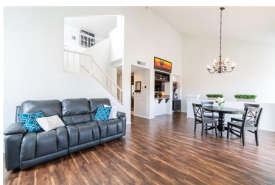
22 days on the market • Sold On 07/30/2018

2 beds, 3 baths • 1,287 sqft • 2,949 sqft lot • \$426.57/sqft • Built in 1990

You have finally found your perfect home. This 2 Bedroom + 2.5 Bath home has no one above you and no one below you and offers cathedral ceilings that provide that "hard to find" vertical space. Designed with a neutral palette, this home is immaculate and ready for immediate move in. The entry is a favorite with its gated patio space. This area is great for entertaining or just relaxing with a good ... [More](#)

ML# OC18126259

13 Bravo Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$569,000 / \$560,000 ↓

62 days on the market • Sold On 11/30/2018

2 beds, 2 baths • 1,538 sqft • 2,949 sqft lot • \$364.11/sqft • Built in 1991

13 Bravo Lane is a perfect fit. You are welcomed into it's bright corner-unit location through its own private walkway. The expansive living room is sure to delight, complete with it's flood of natural light, newer engineered hardwood floors, vaulted ceilings, and its beautiful gas fireplace. The kitchen is beautifully upgraded, boasting granite countertops, stainless steel appliances and freshly refin... [More](#)

ML# OC18210920

9 Opera Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$569,000 / \$565,000 ↓

125 days on the market • Sold On 11/09/2018

3 beds, 3 baths • 1,628 sqft • 2,949 sqft lot • \$347.05/sqft • Built in 1993

Reduced \$40,000 below last comparable sale for quick closing! You will deserve Applause for your ideal find here in the desirable Applause HOA! This lovely and roomy three bedroom end-unit delight has only one neighbor, and features high ceilings, a bright interior, plantation shutters, ceramic tile/wood floors throughout, and stainless steel appliances. The master has a large walk-in closet, a bal... [More](#)

ML# PW18135783

10 Ovation Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$580,000 / \$575,000 ↓

50 days on the market • Sold On 11/26/2018

3 beds, 3 baths • 1,636 sqft • 2,949 sqft lot • \$351.47/sqft • Built in 1990

Beautiful Swan Lake model in the very desirable Applause community, welcomes you with an open Floor Plan and abundance of natural light! Offering 3 bedrooms and 2.5 baths and approximately 1636 square feet per builder. Expansive Kitchen has loads of cabinets, wine rack and recessed lighting. Enjoy the convenience of the adjoining Den, which offers versatility to accommodate your needs. Grand Living... [More](#)

ML# OC18207820

21 Matinee Ct



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$629,900 / \$629,500 ↓

25 days on the market • Sold On 07/10/2018

3 beds, 3 baths • 1,636 sqft • 2,949 sqft lot • \$384.78/sqft • Built in 1992

Located in the heart of Aliso Viejo, this beautiful & very desirable Swan Lake model is move-in-ready! With vaulted ceilings, skylights & abundance of windows, this home radiates with natural light! Offering 3 bedrooms, 2.5 bath, chef's Kitchen that opens to a large Den, formal Living & Dining Rooms, separate Laundry room & 2 car garage with plenty of room for storage. Large Master suite with balco... [More](#)

ML# OC18113651

Quick CMA Report

Total Listings: 7	Maximum: 3/3.00	Sqft: 1,636	LSqft: 2,949	List Price: \$629,900	Sold Price: \$629,500	\$/Sqft: \$426.57
Total on Market: 1	Minimum: 2/2.00	Sqft: 1,287	LSqft: 2,949	List Price: \$525,000	Sold Price: \$525,000	\$/Sqft: \$347.05
Sold/Exp Ratio: 0.00	Average: 2/2.86	Sqft: 1,471	LSqft: 2,949	List Price: \$564,557	Sold Price: \$567,250	\$/Sqft: \$384.82
	Median: 2/3.00	Sqft: 1,538	LSqft: 2,949	List Price: \$569,000	Sold Price: \$562,500	\$/Sqft: \$384.78

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
19 Overture LN	AV	1990	STD	10/23/2018	2	3	58/58	1,287	2,949	\$411.81	\$529,999
				Maximum:	2/	3.00	58	1,287	2,949	\$411.81	\$529,999
				Minimum:	2	3.00	58	1,287	2,949	\$411.81	\$529,999
				Average:	2	3.00	58	1,287	2,949	\$411.81	\$529,999
				Median:	2	3.00	58	1,287	2,949	\$411.81	\$529,999

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
20 Overture LN	AV	1990	STD	08/14/2018	2	3	16/16	1,287	2,949	\$407.93	\$525,000
19 Matinee CT	AV	1990	STD	07/30/2018	2	3	22/22	1,287	2,949	\$426.57	\$549,000
13 Bravo LN	AV	1991	STD	11/30/2018	2	2	62/62	1,538	2,949	\$364.11	\$560,000
9 Opera LN	AV	1993	STD	11/09/2018	3	3	125/125	1,628	2,949	\$347.05	\$565,000
10 Ovation LN	AV	1990	STD	11/26/2018	3	3	50/50	1,636	2,949	\$351.47	\$575,000
21 Matinee CT	AV	1992	STD	07/10/2018	3	3	25/25	1,636	2,949	\$384.78	\$629,500
				Maximum:	3	3.00	125	1,636	2,949	\$426.57	\$629,500
				Minimum:	2	2.00	16	1,287	2,949	\$347.05	\$525,000
				Average:	3	2.83	50	1,502	2,949	\$380.32	\$567,250
				Median:	3	3.00	38	1,583	2,949	\$374.44	\$562,500

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 'Applause (APP)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 7:50 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 'Applause (APP)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18261991	19 Overture Lane	2	3	1,287	\$411.81	10/23/2018	58	\$529,999

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18164047	20 Overture Lane	2	3	1,287	\$407.93	07/09/2018	08/14/2018	16	\$525,000	\$525,000	100.00
OC18126259	19 Matinee Court	2	3	1,287	\$426.57	05/23/2018	07/30/2018	22	\$549,000	\$549,000	100.00
OC18210920	13 Bravo Lane	2	2	1,538	\$364.11	08/29/2018	11/30/2018	62	\$569,000	\$560,000	98.42
PW18135783	9 Opera Lane	3	3	1,628	\$347.05	06/08/2018	11/09/2018	125	\$569,000	\$565,000	99.30
OC18207820	10 Ovation Lane	3	3	1,636	\$351.47	08/25/2018	11/26/2018	50	\$580,000	\$575,000	99.14
OC18113651	21 Matinee Court	3	3	1,636	\$384.78	05/16/2018	07/10/2018	25	\$629,900	\$629,500	99.94

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	3
Absorption Rate (Total Sales/Months)	0.00	1.00	1.00
Total # of Comparable Active Listings	1	3	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.00	1.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$549,000	\$565,000
Median Comparable Sales DOM	0	22	62
Median Comparable List Price (Listings Only)	\$569,000	\$569,000	\$529,999
Median Comparable Listings DOM (Listings Only)	125	62	58
Median Sale Price / Median List Price %	0.00%	100.00%	99.30%

*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.