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84 Summerland Cir



Active • Single Family Residence

\$1,525,000

114 days on the market • Listed On 09/12/2018

4 beds, 5 baths • 3,258 sqft • 6,019 sqft lot • \$468.08/sqft • Built in 2011

84 Summerland is a contemporary masterpiece located in the Prestigious Country Club Community of Glenwood. This home is notable for its open floor plan, open views and contemporary upgraded. These upgrades are all the finest finishes and materials starting with the Glass Door entry, large plank hardwood rustic wood floors, upgraded kitchen with white quartz countertops, stunning backsplash, high-end ap... [More](#)

Aliso Viejo • [Map](#)

ML# OC18223366

48 Summerland



Active • Single Family Residence

\$1,790,000 ↓

211 days on the market • Listed On 06/07/2018

5 beds, 5 baths • 3,500 sqft • 5,824 sqft lot • \$511.43/sqft • Built in 2010

This is a rare opportunity to experience luxurious resort style living in the prestigious Country Club Community of Glenwood. This estate sits on the most premium location on the Golf Course and provides tremendous endless Golf Course views from every room. This elegantly designed 5 bedroom 5 bathroom home offers extensive upgrades such as a custom kitchen with a 6 burner stove, extra large built-in fr... [More](#)

Aliso Viejo • [Map](#)

ML# OC18135733

20 Cabrillo Ter



Active • Single Family Residence

\$1,950,000

105 days on the market • Listed On 09/21/2018

4 beds, 5 baths • 3,656 sqft • 5,851 sqft lot • \$533.37/sqft • Built in 2009

20 Cabrillo Terrace sets precedence for Luxury living in the prestigious Country Club Community of Glenwood. This elegantly designed home is notable for its 12-foot high ceilings, open floor plan, large indoor- outdoor living area, and magnificent upgrades using the finest finishes and materials. The upgrades include a gourmet kitchen with top-of-the line stainless steel appliances, 6 burner range wit... [More](#)

Aliso Viejo • [Map](#)

ML# OC18231476

59 Summerland Cir



Closed • Single Family Residence

List / Sold:
\$1,469,000 / \$1,469,000

124 days on the market • Sold On 06/15/2018

4 beds, 4 baths • 3,167 sqft • 8,053 sqft lot • \$463.85/sqft • Built in 2011

This striking contemporary property is a rare find in the sought after Country Club Community of Glenwood as it sits on over 8,000 square feet of land offers a beautiful open floor plan with indoor outdoor living space and a wrap around backyard. This 4 bedroom 4 bath home offers extensive upgrades such as a 6 burner commercial style stove, extra large sub zero refrigerator, stainless steel appliances,... [More](#)

Aliso Viejo • [Map](#)

ML# OC18006884

58 Summerland Cir



Closed • Single Family Residence

List / Sold:
\$1,725,000 / \$1,650,000 ↓

55 days on the market • Sold On 09/21/2018

5 beds, 5 baths • 3,567 sqft • 6,517 sqft lot • \$462.57/sqft • Built in 2010

58 Summerland sets precedence for luxurious resort-style living in the prestigious country club community of Glenwood. This premium lot offers obstructed views and tremendous privacy as it overlooks a green hillside above the Golf Course. Elegant designs and a spacious open floor plan unfolds to a landscaped backyard designed to perfection with outdoor speakers, a BBQ Island, fire pit, and lots of open... [More](#)

Aliso Viejo • [Map](#)

ML# OC18156251

Quick CMA Report

Total Listings: 5	Maximum: 5/5.00	Sqft: 3,656	LSqft: 8,053	List Price: \$1,950,000	Sold Price: \$1,650,000	\$/Sqft: \$533.37
Total on Market: 3	Minimum: 4/4.00	Sqft: 3,167	LSqft: 5,824	List Price: \$1,469,000	Sold Price: \$1,469,000	\$/Sqft: \$462.57
Sold/Exp Ratio: 0.00	Average: 4/4.80	Sqft: 3,430	LSqft: 6,453	List Price: \$1,691,800	Sold Price: \$1,559,500	\$/Sqft: \$487.86
	Median: 4/5.00	Sqft: 3,500	LSqft: 6,019	List Price: \$1,725,000	Sold Price: \$1,559,500	\$/Sqft: \$468.08

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
84 Summerland CR	AV	2011	STD	09/12/2018	4	5	114/114	3,258	6,019	\$468.08	\$1,525,000
48 Summerland	AV	2010	STD	06/07/2018	5	5	211/211	3,500	5,824	\$511.43	\$1,790,000
20 Cabrillo TE	AV	2009	STD	09/21/2018	4	5	105/105	3,656	5,851	\$533.37	\$1,950,000

Maximum: 5/ 5.00	211	3,656	6,019	\$533.37	\$1,950,000
Minimum: 4 5.00	105	3,258	5,824	\$468.08	\$1,525,000
Average: 4 5.00	143	3,471	5,898	\$504.29	\$1,755,000
Median: 4 5.00	114	3,500	5,851	\$511.43	\$1,790,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
59 Summerland CR	AV	2011	STD	06/15/2018	4	4	124/124	3,167	8,053	\$463.85	\$1,469,000
58 Summerland CR	AV	2010	STD	09/21/2018	5	5	55/55	3,567	6,517	\$462.57	\$1,650,000

Maximum: 5 5.00	124	3,567	8,053	\$463.85	\$1,650,000
Minimum: 4 4.00	55	3,167	6,517	\$462.57	\$1,469,000
Average: 5 4.50	90	3,367	7,285	\$463.21	\$1,559,500
Median: 5 4.50	90	3,367	7,285	\$463.21	\$1,559,500

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 05/29/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Birch River (BIRR)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 7:54 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 05/29/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Birch River (BIRR)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18223366	84 Summerland Circle	4	5	3,258	\$468.08	09/12/2018	114	\$1,525,000
OC18135733	48 Summerland	5	5	3,500	\$511.43	06/07/2018	211	\$1,790,000
OC18231476	20 Cabrillo Terrace	4	5	3,656	\$533.37	09/21/2018	105	\$1,950,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18006884	59 Summerland Circle	4	4	3,167	\$463.85	01/10/2018	06/15/2018	124	\$1,469,000	\$1,469,000	100.00
OC18156251	58 Summerland Circle	5	5	3,567	\$462.57	06/29/2018	09/21/2018	55	\$1,725,000	\$1,650,000	95.65

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)	1	1	0
Absorption Rate (Total Sales/Months)	0.17	0.33	0.00
Total # of Comparable Active Listings	2	3	3
Months of Housing Supply (Lst/Ab. Rate)	12.00	9.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$1,469,000	\$1,650,000	\$0
Median Comparable Sales DOM	124	55	0
Median Comparable List Price (Listings Only)	\$1,757,500	\$1,790,000	\$1,790,000
Median Comparable Listings DOM (Listings Only)	133	114	114
Median Sale Price / Median List Price %	100.00%	95.65%	0.00%

*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.