



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



### 51 Sentinel Pl



**Active • Condominium**

**\$469,900** ↓

52 days on the market • Listed On 11/13/2018

2 beds, 2 baths • 1,092 sqft • 3,267 sqft lot • \$430.31/sqft • Built in 1991

Calabria Community, Single story (lower level) one car garage and plenty parking space, this is the place you been looking for, Open floor plan 2 bedrooms and 2 baths, remodeled kitchen with granite counter tops and beautiful maple cabinets, beautiful upgraded bathrooms, inside laundry room and one car attached garage with additional storage, window shutters in living room and dining area, sliding door... [More](#)

Aliso Viejo • [Map](#)

ML# PW18273928

### 15 Windhaven Pl



**Active • Condominium**

**\$494,800** ↓

120 days on the market • Listed On 09/06/2018

2 beds, 3 baths • 1,303 sqft • 3,267 sqft lot • \$379.74/sqft • Built in 1990

Welcome home to a beautiful 2 story condo located in the heart of Aliso Viejo! This townhome style condo welcomes you in with a large, low maintenance patio space that boasts plenty of room for entertaining and relaxing. The interior has been freshly painted and the spacious dining and living room feature a cozy fireplace. The brand new stylish floors throughout make the living and dining area flow sea... [More](#)

Aliso Viejo • [Map](#)

ML# OC18215441

### 22 Sentinel Pl



**Active Under Contract • Condominium**

**\$448,800** ↓

82 days on the market • Listed On 10/14/2018

2 beds, 2 baths • 1,027 sqft • 3,267 sqft lot • \$437.00/sqft • Built in 1995

This Beautiful end unit carriage style with no one above or below you offer 2 bedrooms 2 bath with cherry engineered wood flooring throughout. open floor plan light and bright living/dining room with slate fireplace, sliding door to privet patio and hook up gas for BBQ. Open Kitchen with granite counter and back splash, tile floor and plenty of closet space Large master bedroom with walk-in closet a... [More](#)

Aliso Viejo • [Map](#)

ML# OC18249902

### 23 Highpark Pl



**Active Under Contract • Condominium**

**\$470,000** ↓

128 days on the market • Listed On 08/29/2018

2 beds, 3 baths • 1,362 sqft • 3,267 sqft lot • \$345.08/sqft • Built in 1989

One of the most desirable & spacious floorplans within the well maintained "Calabria" Community. This TOTAL MOVE IN READY light bright and airy Townhome offers 2 master suites with oval tub/shower in each, vaulted ceilings, NEW laminate wood flooring, galley kitchen, cozy fireplace, large private patio, attached one car garage and is nestled way in the back of the complex with plenty of guest parking ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18211307

### 32 Promontory



**Active Under Contract • Condominium**

**\$513,800**

57 days on the market • Listed On 11/08/2018

2 beds, 3 baths • 1,324 sqft • 3,267 sqft lot • \$388.07/sqft • Built in 1993

Modern Meets Tradition in this Clean - Light - Bright - Upgraded - Updated - Spacious - Condo in the Beautiful Calabria Complex. Fresh Updated Paint Throughout the Unit. From a Double Wide Front Patio, Enter into Large Open Concept Living Room - Dining Room - Kitchen. Tons of Windows Bathe the Rooms with Natural Light. Fresh Carpet Up the Stairs and into the Bedrooms. Fresh Modern Flooring in Kit... [More](#)

Aliso Viejo • [Map](#)

ML# OC18266828

### 1 Windhaven Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$405,000 / \$370,000** ↓

62 days on the market • Sold On 10/26/2018

2 beds, 2 baths • 1,092 sqft • 3,267 sqft lot • \$338.83/sqft • Built in 1989

This home is in a well established neighborhood with great amenities including a pool and spa! No blind offers!... [More](#)

ML# OC18143229

### 49 Sentinel Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$449,999 / \$434,500** ↓

26 days on the market • Sold On 01/02/2019

2 beds, 2 baths • 1,152 sqft • 3,267 sqft lot • \$377.17/sqft • Built in 1990

Move in Ready, Extremely Light, Bright and Quiet upper end unit in the Beautiful Calabria Community, recently re-piped with PEX. This floor plan offers ample natural sunlight from numerous windows, vaulted ceilings a nice sized private patio which is piped for a gas BBQ. The Large Master Bedroom has recently updated designer carpet, duel sinks and large closet. The 2nd bedroom is currently used as a de... [More](#)

ML# OC18271947

### 25 Sentinel



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$498,000 / \$485,000** ↓

93 days on the market • Sold On 10/09/2018

2 beds, 3 baths • 1,362 sqft • 3,267 sqft lot • \$356.09/sqft • Built in 1995

Welcome to this townhouse style home nested in the Calabria Community. Open floor plan with formal entry leading to step-down dining room and living room. Both living & dining room have tumbled travertine flooring. The living room with fireplace & remote controlled light fixtures, designed ceiling fan & sliding door opens up to private patio. Kitchen w/large window, under-cabinet lighting, granite co... [More](#)

ML# PW18137498

### 30 Promontory Park



Aliso Viejo • [Map](#)

**Closed • Townhouse**

List / Sold:

**\$499,000 / \$489,000** ↓

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

2 beds, 3 baths • 1,305 sqft • 3,267 sqft lot • \$374.71/sqft • Built in 1993

This upgraded two-level home in the desirable Calabria community in the heart of Aliso Viejo boasts one of the neighborhoods best location adjacent to the community lawn. Laminate wood floors, newer paint and light catching windows, compliment the bright and open floor plan. The kitchen features fresh white cabinets, granite counter tops, stainless steel appliances and separate eating area that opens ... [More](#)

ML# OC18130849

### 6 Hillgate Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$495,000 / \$490,000** ↓

10 days on the market • Sold On 07/19/2018

2 beds, 2 baths • 1,027 sqft • 3,267 sqft lot • \$477.12/sqft • Built in 1989

This is the opportunity you have been waiting for! This private, turnkey end unit condo located in the Calabria community is not one to be missed. One of a kind location with no one above or below you. This spacious condo has been recently renovated and upgraded with new laminate flooring throughout the living space, new bathroom tile flooring, new paint, new dishwasher, hot water heater, garbage dis... [More](#)

ML# OC18151795

## 17 Highpark Pl



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$498,880 / \$501,000** ↑

**12 days on the market • Sold On 09/26/2018**

**2 beds, 3 baths • 1,324 sqft • 3,267 sqft lot • \$378.40/sqft • Built in 1996**

Welcome to 17 Highpark Place in the desirable community of Calabria. You'll immediately appreciate its premium, private location, gorgeous layout and many conveniences. The two-story, spacious corner unit offers plentiful windows with views of the lush hillside right outside your front door. A private patio is gated and large enough for hosting al-fresco gatherings. The first level of this turnkey ... [More](#)

ML# PW18201606

## 46 Promontory



Aliso Viejo • [Map](#)

### Closed • Townhouse

List / Sold:

**\$529,800 / \$530,000** ↑

**8 days on the market • Sold On 08/07/2018**

**2 beds, 3 baths • 1,305 sqft • 3,267 sqft lot • \$406.13/sqft • Built in 1996**

This is the one you've been waiting for! Beautiful remodeled 2-story townhouse in the highly desirable Calabria community in Aliso Viejo. Inspired by the latest trends in home design this incredible home features gorgeous distressed wood-look laminate floors, newly painted neutral toned walls and offers abundant natural light. The remodeled fireplace with new natural stone, marble and glass accents in ... [More](#)

ML# OC18161700

# Quick CMA Report

<b>Total Listings:</b> 12	<b>Maximum:</b> 2/3.00	1,362	3,267	\$529,800	\$530,000	\$477.12
<b>Total on Market:</b> 2	<b>Minimum:</b> 2/2.00	1,027	3,267	\$405,000	\$370,000	\$338.83
<b>Sold/Exp Ratio:</b> 0.00	<b>Average:</b> 2/2.58	1,223	3,267	\$481,082	\$471,357	\$390.72
	<b>Median:</b> 2/3.00	1,304	3,267	\$494,900	\$489,000	\$379.07

## Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
51 Sentinel PL	AV	1991	STD	11/13/2018	2	2	52/52	1,092	3,267	\$430.31	\$469,900
15 Windhaven PL	AV	1990	STD	09/06/2018	2	3	120/120	1,303	3,267	\$379.74	\$494,800

<b>Maximum:</b>	2/	3.00	120	1,303	3,267	\$430.31	\$494,800
<b>Minimum:</b>	2	2.00	52	1,092	3,267	\$379.74	\$469,900
<b>Average:</b>	2	2.50	86	1,198	3,267	\$405.03	\$482,350
<b>Median:</b>	2	2.50	86	1,198	3,267	\$405.03	\$482,350

## Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
22 Sentinel PL	AV	1995	STD	12/01/2018	2	2	82/82	1,027	3,267	\$437.00	\$448,800
23 Highpark PL	AV	1989	STD	01/02/2019	2	3	128/128	1,362	3,267	\$345.08	\$470,000
32 Promontory	AV	1993	STD	12/08/2018	2	3	57/57	1,324	3,267	\$388.07	\$513,800

<b>Maximum:</b>	2/	3.00	128	1,362	3,267	\$437.00	\$513,800
<b>Minimum:</b>	2	2.00	57	1,027	3,267	\$345.08	\$448,800
<b>Average:</b>	2	2.67	89	1,238	3,267	\$390.05	\$477,533
<b>Median:</b>	2	3.00	82	1,324	3,267	\$388.07	\$470,000

## Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
1 Windhaven PL	AV	1989	SPAY, BNKR	10/26/2018	2	2	62/62	1,092	3,267	\$338.83	\$370,000
49 Sentinel PL	AV	1990	PRO	01/02/2019	2	2	26/26	1,152	3,267	\$377.17	\$434,500
25 Sentinel	AV	1995	STD	10/09/2018	2	3	93/93	1,362	3,267	\$356.09	\$485,000
30 Promontory Park	AV	1993	STD	08/16/2018	2	3	45/45	1,305	3,267	\$374.71	\$489,000
6 Hillgate PL	AV	1989	STD	07/19/2018	2	2	10/10	1,027	3,267	\$477.12	\$490,000
17 Highpark PL	AV	1996	STD	09/26/2018	2	3	12/12	1,324	3,267	\$378.40	\$501,000
46 Promontory	AV	1996	STD	08/07/2018	2	3	8/8	1,305	3,267	\$406.13	\$530,000

<b>Maximum:</b>	2	3.00	93	1,362	3,267	\$477.12	\$530,000
<b>Minimum:</b>	2	2.00	8	1,027	3,267	\$338.83	\$370,000
<b>Average:</b>	2	2.57	37	1,224	3,267	\$386.92	\$471,357
<b>Median:</b>	2	3.00	26	1,305	3,267	\$377.17	\$489,000

## 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 'Calabria (CLB)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 7:55 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 'Calabria (CLB)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW18273928	51 Sentinel Place	2	2	1,092	\$430.31	11/13/2018	52	\$469,900
OC18215441	15 Windhaven Place	2	3	1,303	\$379.74	09/06/2018	120	\$494,800

#### Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18249902	22 Sentinel Place	2	2	1,027	\$437.00	10/14/2018	82	\$448,800
OC18211307	23 Highpark Place	2	3	1,362	\$345.08	08/29/2018	128	\$470,000
OC18266828	32 Promontory	2	3	1,324	\$388.07	11/08/2018	57	\$513,800

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18143229	1 Windhaven Place	2	2	1,092	\$338.83	05/14/2018	10/26/2018	62	\$405,000	\$370,000	91.36
OC18271947	49 Sentinel Place	2	2	1,152	\$377.17	11/15/2018	01/02/2019	26	\$449,999	\$434,500	96.56
PW18137498	25 Sentinel	2	3	1,362	\$356.09	06/09/2018	10/09/2018	93	\$498,000	\$485,000	97.39
OC18130849	30 Promontory Park	2	3	1,305	\$374.71	04/17/2018	08/16/2018	45	\$499,000	\$489,000	98.00
OC18151795	6 Hillgate Place	2	2	1,027	\$477.12	06/26/2018	07/19/2018	10	\$495,000	\$490,000	98.99
PW18201606	17 Highpark Place	2	3	1,324	\$378.40	08/17/2018	09/26/2018	12	\$498,880	\$501,000	100.42
OC18161700	46 Promontory	2	3	1,305	\$406.13	07/05/2018	08/07/2018	8	\$529,800	\$530,000	100.04

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	(01/04/2018-07/04/2018)	(07/05/2018-10/04/2018)	(10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	0	4	3
Absorption Rate (Total Sales/Months)	0.00	1.33	1.00
Total # of Comparable Active Listings	3	2	5
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.50	5.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$495,500	\$434,500
Median Comparable Sales DOM	0	11	62
Median Comparable List Price (Listings Only)	\$495,000	\$482,400	\$470,000
Median Comparable Listings DOM (Listings Only)	62	124	82
Median Sale Price / Median List Price %	0.00%	99.31%	96.56%

\*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.