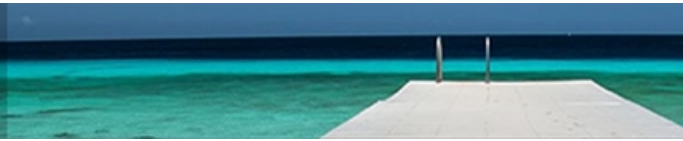


Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



8 Saint Moritz St



Active • Single Family Residence

\$699,899 ↓

193 days on the market • Listed On 06/25/2018

3 beds, 3 baths • 1,386 sqft • 3,025 sqft lot • \$504.98/sqft • Built in 1990

Fabulous, highly sought after, detached 3 Bedroom and 2.5 Bath home in prestigious California Reflections. This upgraded and superbly maintained home has a larger kitchen with granite counters and stainless appliances. The living and dining areas have an open floor plan with newer bamboo flooring; this open room has a large wall of windows which invites a light and open feeling in addition to a cozy ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18157907

44 Santa Monica St



Active • Single Family Residence

\$774,000 ↓

126 days on the market • Listed On 08/31/2018

4 beds, 3 baths • 1,728 sqft • 3,480 sqft lot • \$447.92/sqft • Built in 1990

Beautiful yard and VIEW in the heart of Aliso Viejo! Exceptional single family home with gorgeous curb appeal and custom landscaping. Open and flexible floor plan in this 3 bedroom plus retreat/possible 4th bedroom. Spacious family room with dual sided fireplace and breakfast room, perfect for family game night, or wonderful meals prepared in this beautifully upgraded kitchen. Kitchen boasts stone coun... [More](#)

Aliso Viejo • [Map](#)

ML# LG18211436

22 Saint Moritz St



Active • Single Family Residence

\$799,000 ↓

91 days on the market • Listed On 10/05/2018

4 beds, 3 baths • 1,725 sqft • 3,300 sqft lot • \$463.19/sqft • Built in 1990

Beautiful home in the very quiet and pristine neighborhood of California Reflections. This 3 bed, 2.5 bath has been kept in excellent condition and is ready for the new owner(s) to take over. The home is in close proximity to shopping centers and restaurants, and in walking distance from Aliso Viejo Community Park. The kitchen has been completely remodeled. The master suite comes with a bonus loft/den ... [More](#)

Aliso Viejo • [Map](#)

ML# PW18243542

13 S Saint Moritz St



Closed • Single Family Residence

List / Sold:

\$625,000 / \$620,000 ↓

4 days on the market • Sold On 07/27/2018

2 beds, 2 baths • 1,093 sqft • 3,575 sqft lot • \$567.25/sqft • Built in 1990

Fabulous corner lot home in prestigious California Reflections. This beautiful 2 bedroom and 2 full bath home enjoys a very large loft that could be used as a 3rd bedroom, office or media room. Natural limestone flooring graces the main living area with a gas fireplace. Vaulted ceilings and lovely arched picture windows give this home a feeling of light and space. The master suite includes a large m... [More](#)

Aliso Viejo • [Map](#)

ML# NP18151305

7 Panama St



Closed • Single Family Residence

List / Sold:

\$679,000 / \$665,000 ↓

19 days on the market • Sold On 12/07/2018

3 beds, 3 baths • 1,386 sqft • 3,025 sqft lot • \$479.80/sqft • Built in 1990

WOW! Incredible 3 bedroom, 2.5 bath 2 story house located on a private cul-de-sac. Kitchen is brand new featuring new custom cabinets, Bianca Calacatta Quartz countertops, deep single bowl steel sink, 2/3 horsepower garbage disposal and subway tile backsplash. Downstairs has Sun Kissed oak vinyl SPC planks that are durable and water proof. Living room has vaulted ceilings and fireplace. New paint thr... [More](#)

Aliso Viejo • [Map](#)

ML# OC18257670

8 Channel Island St



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$688,000 / \$675,000 ↓

19 days on the market • Sold On 07/11/2018

3 beds, 3 baths • 1,464 sqft • 3,135 sqft lot • \$461.07/sqft • Built in 1990

A traditional single family home that is close to everything!!! Located in South Orange County's Aliso Viejo, the interior tract of California Reflections provides a little peace and quiet. Featuring 3 bedrooms and 2.5 bathrooms this wonderful house is filled with natural sunlight from beautiful large windows. Wood laminate flooring creates a nice flow throughout the downstairs living areas, while carp... [More](#)

ML# OC18091631

14 Channel Island St



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$689,999 / \$675,000 ↓

72 days on the market • Sold On 12/10/2018

3 beds, 3 baths • 1,500 sqft • 3,300 sqft lot • \$450.00/sqft • Built in 1990

This is the lowest priced home in the sought after neighborhood of California Reflections in coveted Aliso Viejo! Welcome to the gorgeous home at 14 Channel Island! This two-story home offers a beautiful and bright floorplan that won't last long! As you enter the home you are greeted with high ceilings and tons of space! On the main level you have two cozy living areas for plenty of relaxation. The i... [More](#)

ML# LG18212146

10 Santa Clara St



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$699,900 / \$690,000 ↓

48 days on the market • Sold On 11/01/2018

3 beds, 3 baths • 1,602 sqft • 3,025 sqft lot • \$430.71/sqft • Built in 1991

DRAMATIC DREAM home. Remodeled & highly upgraded in quality, style & sunshine. Features include stunning distressed hardwood floors downstairs. New quality plush carpets on stairs & finest engineered wood floors upstairs. Newer dual pane vinyl energy efficient windows & sliding door, A/C, Furnace, water heater, ceiling fans, recessed lighting, newer light fixtures & baseboards are just a few of man... [More](#)

ML# OC18197727

32 Santa Clara St



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$729,000 / \$705,000 ↓

12 days on the market • Sold On 08/27/2018

4 beds, 3 baths • 1,536 sqft • 3,000 sqft lot • \$458.98/sqft • Built in 1989

*** Lowest priced 4 bedroom home in all of Aliso Viejo *** Turn-key, four bedroom single-family home that has been meticulously maintained in the highly sought after neighborhood of California Reflections. Shows like a model with crown moldings, plantation shutters throughout, custom herringbone marble and reclaimed wood fireplace, travertine floors and upgraded bathrooms. Upgraded gourmet kitche... [More](#)

ML# OC18161058

Quick CMA Report

Total Listings: 9	Maximum: 4/3.00	Sqft: 1,728	LSqft: 3,575	List Price: \$799,000	Sold Price: \$705,000	\$/Sqft: \$567.25
Total on Market: 3	Minimum: 2/2.00	Sqft: 1,093	LSqft: 3,000	List Price: \$625,000	Sold Price: \$620,000	\$/Sqft: \$430.71
Sold/Exp Ratio: 0.00	Average: 3/2.89	Sqft: 1,491	LSqft: 3,207	List Price: \$709,311	Sold Price: \$671,667	\$/Sqft: \$473.77
	Median: 3/3.00	Sqft: 1,500	LSqft: 3,135	List Price: \$699,899	Sold Price: \$675,000	\$/Sqft: \$461.07

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
8 Saint Moritz ST	AV	1990	STD	06/25/2018	3	3	193/193	1,386	3,025	\$504.98	\$699,899
44 Santa Monica ST	AV	1990	STD	08/31/2018	4	3	126/126	1,728	3,480	\$447.92	\$774,000
22 Saint Moritz ST	AV	1990	STD	10/05/2018	4	3	91/91	1,725	3,300	\$463.19	\$799,000
				Maximum:	4/	3.00	193	1,728	3,480	\$504.98	\$799,000
				Minimum:	3	3.00	91	1,386	3,025	\$447.92	\$699,899
				Average:	4	3.00	137	1,613	3,268	\$472.03	\$757,633
				Median:	4	3.00	126	1,725	3,300	\$463.19	\$774,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
13 S Saint Moritz ST	AV	1990	STD	07/27/2018	2	2	4/4	1,093	3,575	\$567.25	\$620,000
7 Panama ST	AV	1990	STD	12/07/2018	3	3	19/19	1,386	3,025	\$479.80	\$665,000
8 Channel Island ST	AV	1990	STD	07/11/2018	3	3	19/19	1,464	3,135	\$461.07	\$675,000
14 Channel Island ST	AV	1990	STD	12/10/2018	3	3	72/72	1,500	3,300	\$450.00	\$675,000
10 Santa Clara ST	AV	1991	STD	11/01/2018	3	3	48/48	1,602	3,025	\$430.71	\$690,000
32 Santa Clara ST	AV	1989	STD	08/27/2018	4	3	12/12	1,536	3,000	\$458.98	\$705,000
				Maximum:	4	3.00	72	1,602	3,575	\$567.25	\$705,000
				Minimum:	2	2.00	4	1,093	3,000	\$430.71	\$620,000
				Average:	3	2.83	29	1,430	3,177	\$474.63	\$671,667
				Median:	3	3.00	19	1,482	3,080	\$460.02	\$675,000

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 'California Reflections (CRE)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 7:58 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 'California Reflections (CRE)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18157907	8 Saint Moritz Street	3	3	1,386	\$504.98	06/25/2018	193	\$699,899
LG18211436	44 Santa Monica Street	4	3	1,728	\$447.92	08/31/2018	126	\$774,000
PW18243542	22 Saint Moritz Street	4	3	1,725	\$463.19	10/05/2018	91	\$799,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
NP18151305	13 S Saint Moritz Street	2	2	1,093	\$567.25	06/25/2018	07/27/2018	4	\$625,000	\$620,000	99.20
OC18257670	7 Panama Street	3	3	1,386	\$479.80	10/24/2018	12/07/2018	19	\$679,000	\$665,000	97.94
OC18091631	8 Channel Island Street	3	3	1,464	\$461.07	05/11/2018	07/11/2018	19	\$688,000	\$675,000	98.11
LG18212146	14 Channel Island Street	3	3	1,500	\$450.00	09/04/2018	12/10/2018	72	\$689,999	\$675,000	97.83
OC18197727	10 Santa Clara Street	3	3	1,602	\$430.71	08/13/2018	11/01/2018	48	\$699,900	\$690,000	98.59
OC18161058	32 Santa Clara Street	4	3	1,536	\$458.98	07/05/2018	08/27/2018	12	\$729,000	\$705,000	96.71

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	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.00	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$675,000	\$675,000
Median Comparable Sales DOM	0	12	48
Median Comparable List Price (Listings Only)	\$699,899	\$699,899	\$774,000
Median Comparable Listings DOM (Listings Only)	193	126	126
Median Sale Price / Median List Price %	0.00%	98.11%	97.83%

*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.