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18 Titian



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$585,000 / \$578,000 ↓

21 days on the market • Sold On 10/15/2018

2 beds, 3 baths • 1,467 sqft • 3,681 sqft lot • \$394.00/sqft • Built in 1989

A spectacular location with stunning area and mountain views with an impeccable interior. This well appointed townhome features travertine stone & wood floors, crown molding, upgraded baseboard, neutral paint and added recess lighting. The kitchen features bright white cabinetry, stone counter tops, ample storage plus recently installed stainless steel dishwasher, oven and microwave. With an abundance ... [More](#)

ML# OC18163709

26 Cellini



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$614,999 / \$598,880 ↓

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

3 beds, 3 baths • 1,640 sqft • 3,563 sqft lot • \$365.17/sqft • Built in 1990

At the current price, this Home has the largest square footage of any available Aliso Viejo Townhomes currently on the market. It is showcased by dramatic 2 story ceilings with light flooding through ample windows. This 3 Bedroom, 2.75 Bath townhouse is 1640 SF which includes a downstairs Bedroom (without a closet) PLUS a Loft. The remodeled Kitchen boasts recessed lighting, Granite Counters and backsp... [More](#)

ML# OC18168549

39 Donatello



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$600,000 / \$607,000 ↑

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

3 beds, 3 baths • 1,640 sqft • 3,681 sqft lot • \$370.12/sqft • Built in 1989

SPACIOUS TOWNHOME LOCATED IN THE DESIRABLE CALIFORNIA RENAISSANCE COMMUNITY. This property boasts a mountain resort like feel with tranquil pine tree views. Located on a cul-d sac street with generous nearby guest parking. This home offers a bright and airy floorplan with vaulted ceilings, 3 bedrooms and 2 3/4 bathrooms with the 3rd main floor bedroom currently set up as an office. The remodeled gourn... [More](#)

ML# OC18092409

71 Giotto



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$599,000 / \$610,000 ↑

69 days on the market • Sold On 06/12/2018

3 beds, 3 baths • 1,640 sqft • 3,798 sqft lot • \$371.95/sqft • Built in 1989

Welcome home to California Renaissance in Aliso Viejo. Impressive RENAISSANCE BEAUTY with natural travertine stone. Dramatic soaring ceilings in the living room with plantation shutters. The 20' ceilings and high windows create a light and bright home. The spacious living room and dining room share a cozy fireplace. The remodeled kitchen has gorgeous granite counters and is open to the dining room wi... [More](#)

ML# OC18064162

2 Giotto



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$675,000 / \$665,000 ↓

61 days on the market • Sold On 09/14/2018

3 beds, 3 baths • 1,877 sqft • 3,798 sqft lot • \$354.29/sqft • Built in 1989

Welcome to 2 Giotto, a planned community nestled in the hills of Aliso Viejo. Beautiful 3 bedroom, 2 1/2 bath home that has been updated to perfection. It all starts at the front door with an inviting entry, formal living and dining room, kitchen with extended quartz countertops that overlooks the family room with sliding doors to the backyard. The first floor is complete with a separate laundry clos... [More](#)

ML# NP18129728

9 Giotto



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$720,000 / \$700,000 ↓

30 days on the market • **Sold On 06/27/2018**

3 beds, 3 baths • **1,903 sqft** • **3,694 sqft lot** • **\$367.84/sqft** • **Built in 1989**

****WELCOME HOME****California Renaissance - Spacious 3 Bedroom end unit townhome, with a large private yard. As you enter through the double French doors leading you into the formal living room with high vaulted ceilings, marble like ceramic tile flooring, lots of windows to allow natural light in with plantation shutters and decorative wood/gas fireplace. This home offers an open floor concept and has ... [More](#)

ML# PW18087951

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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	1,903	3,798	\$720,000	\$700,000	\$394.00
Total on Market: 0	Minimum: 2/3.00	1,467	3,563	\$585,000	\$578,000	\$354.29
Sold/Exp Ratio: 0.00	Average: 3/3.00	1,695	3,703	\$632,333	\$626,480	\$370.56
	Median: 3/3.00	1,640	3,688	\$607,500	\$608,500	\$368.98

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
18 Titian	AV	1989	STD	10/15/2018	2	3	21/21	1,467	3,681	\$394.00	\$578,000
26 Cellini	AV	1990	STD	07/27/2018	3	3	0/112	1,640	3,563	\$365.17	\$598,880
39 Donatello	AV	1989	STD	06/06/2018	3	3	15/15	1,640	3,681	\$370.12	\$607,000
71 Giotto	AV	1989	STD	06/12/2018	3	3	69/69	1,640	3,798	\$371.95	\$610,000
2 Giotto	AV	1989	STD	09/14/2018	3	3	61/61	1,877	3,798	\$354.29	\$665,000
9 Giotto	AV	1989	STD	06/27/2018	3	3	30/30	1,903	3,694	\$367.84	\$700,000

Maximum:	3	3.00	112	1,903	3,798	\$394.00	\$700,000
Minimum:	2	3.00	15	1,467	3,563	\$354.29	\$578,000
Average:	3	3.00	51	1,695	3,703	\$370.56	\$626,480
Median:	3	3.00	46	1,640	3,688	\$368.98	\$608,500

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 04/29/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'California Renaissance (CAR)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:00 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 04/29/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'California Renaissance (CAR)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18163709	18 Titian	2	3	1,467	\$394.00	08/06/2018	10/15/2018	21	\$585,000	\$578,000	98.80
OC18168549	26 Cellini	3	3	1,640	\$365.17	07/13/2018	07/27/2018	0	\$614,999	\$598,880	97.38
OC18092409	39 Donatello	3	3	1,640	\$370.12	04/20/2018	06/06/2018	15	\$600,000	\$607,000	101.17
OC18064162	71 Giotto	3	3	1,640	\$371.95	03/21/2018	06/12/2018	69	\$599,000	\$610,000	101.84
NP18129728	2 Giotto	3	3	1,877	\$354.29	06/01/2018	09/14/2018	61	\$675,000	\$665,000	98.52
PW18087951	9 Giotto	3	3	1,903	\$367.84	04/17/2018	06/27/2018	30	\$720,000	\$700,000	97.22

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)	3	2	1
Absorption Rate (Total Sales/Months)	0.50	0.67	0.33
Total # of Comparable Active Listings	1	0	0
Months of Housing Supply (Lst/Ab. Rate)	2.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$610,000	\$631,940	\$578,000
Median Comparable Sales DOM	30	31	21
Median Comparable List Price (Listings Only)	\$675,000	\$0	\$0
Median Comparable Listings DOM (Listings Only)	61	0	0
Median Sale Price / Median List Price %	101.67%	97.98%	98.80%

**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.*