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7 Burlingame Ln



Active • Townhouse

\$539,900

21 days on the market • Listed On 12/14/2018
 2 beds, 3 baths • 1,329 sqft • 1,200 sqft lot • \$406.25/sqft • Built in 2000

Beautiful home in sought-after 'Camden Park!' Each of the 2-master bedrooms offer their own-private bathrooms, with an additional 1/2 bathroom for guests downstairs. The light & bright kitchen brings you upgraded cabinetry and appliances. Large kitchen with built-in island for additional counter-space. The kitchen, dining, & living room are all tied together with dark wood flooring, a fireplace, and li... [More](#)

Aliso Viejo • [Map](#)

ML# OC18291943

41 Tulare Dr



Active • Townhouse

\$565,000

28 days on the market • Listed On 12/07/2018
 3 beds, 3 baths • 1,531 sqft • No lot size data • \$369.04/sqft • Built in 2001

Honey, stop the car! End unit townhome in the quaint community of Camden Park! Centrally located and walking distance to Town Center of Aliso Viejo, this spotless and sparkling home is turn key and move-in ready. Featuring a dramatic stone-faced fireplace in the living room, warm wooden floors throughout the upstairs, and custom window shades throughout, this home is one of a kind. Enjoy the spaciou... [More](#)

Aliso Viejo • [Map](#)

ML# OC18287686

54 Cupertino Cir



Closed • Condominium

List / Sold:
\$474,900 / \$470,000 ↓

33 days on the market • Sold On 10/18/2018
 2 beds, 3 baths • 1,172 sqft • 1 acre(s) lot • \$401.02/sqft • Built in 2001

Welcome to fabulous Camden Park the paradise of Aliso Viejo, Only a short walk away from award winning Don Juan elementary and middle school, walking distance to Aliso Viejo Town Center. This wonderful 2 bedroom 2.5 baths with a 2 car attached garage is ready to move in, has wood flooring and carpet throughout, fireplace in the living room, large master bedroom with walk-in closet and a great seating ar... [More](#)

Aliso Viejo • [Map](#)

ML# OC18179810

8 Warmspring Ln



Closed • Condominium

List / Sold:
\$499,000 / \$494,000 ↓

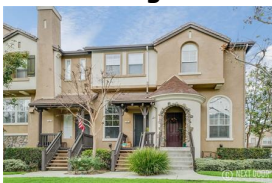
20 days on the market • Sold On 08/27/2018
 2 beds, 3 baths • 1,329 sqft • 0 sqft lot • \$371.71/sqft • Built in 2001

Welcome to your Camden Park Charmer! Great condo in a prime location in the complex. This condo is so nice and bright and you will fall in love with it. Great living space with a large living room & dining room combination with a fireplace. This great space is adjacent to the large kitchen with an island for those relaxing meals or hanging out with friends. Off of the kitchen is a relaxing balcony... [More](#)

Aliso Viejo • [Map](#)

ML# OC18168632

2 Burlingame Ln



Closed • Townhouse

List / Sold:
\$584,900 / \$570,000 ↓

44 days on the market • Sold On 06/18/2018
 3 beds, 3 baths • 1,531 sqft • 100 sqft lot • \$372.31/sqft • Built in 2001

Terrific and upgraded 3 bedroom 2.5 bath end unit townhome in a beautiful area of Aliso viejo, featuring a plan with entry into living room with fireplace, separate dining room, wood flooring, fairly new painted and also newly re-piped. Kitchen is offering a dining area and family room. Upstairs, there is a master bedroom with vaulted ceilings, walk in closet and in addition 2 more bedrooms, with brand... [More](#)

Aliso Viejo • [Map](#)

ML# OC18075947

16 Plumeria Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$574,900 / \$585,000 ↑

4 days on the market • Sold On 06/13/2018

3 beds, 3 baths • 1,531 sqft • No lot size data • \$382.10/sqft • Built in 2001

Welcome to the largest model in prestigious Camden Park! This wonderful end-unit townhome is just steps from award-winning Don Juan Avila Elementary and Middle School. Very functional floor plan with all bedrooms upstairs, Gourmet Kitchen with granite counters, a central island and breakfast bar and private balcony off the Kitchen. Soaring two story entry welcomes you to separate Living, Dining, and Fa... [More](#)

ML# OC18108289

3 Benchmark Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$589,900 / \$600,000 ↑

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

3 beds, 3 baths • 1,531 sqft • 0 sqft lot • \$391.90/sqft • Built in 2001

Beautiful turn key upgraded 3 bedroom, 2.5 bath end unit town home in a private location next to a large greenbelt. Largest Camden Park floor plan with entry into living room with fireplace, separate dining room, large upgraded kitchen that opens to family room and private patio. Beautiful distressed hardwood flooring, custom carpet, fresh paint, and plantation shutters. Kitchen remodeled one and half ... [More](#)

ML# OC18087349

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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: 7	Maximum: 3/3.00	1,531	43,560	\$589,900	\$600,000	\$406.25
Total on Market: 2	Minimum: 2/3.00	1,172	0	\$474,900	\$470,000	\$369.04
Sold/Exp Ratio: 0.00	Average: 3/3.00	1,422	8,972	\$546,929	\$543,800	\$384.90
	Median: 3/3.00	1,531	100	\$565,000	\$570,000	\$382.10

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
7 Burlingame LN	AV	2000	STD	12/14/2018	2	3	21/21	1,329	1,200	\$406.25	\$539,900
41 Tulare DR	AV	2001	STD	12/07/2018	3	3	28/28	1,531		\$369.04	\$565,000

Maximum:	3/	3.00	28	1,531	1,200	\$406.25	\$565,000
Minimum:	2	3.00	21	1,329	1,200	\$369.04	\$539,900
Average:	3	3.00	25	1,430	1,200	\$387.64	\$552,450
Median:	3	3.00	25	1,430	1,200	\$387.64	\$552,450

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
54 Cupertino CR	AV	2001	STD	10/18/2018	2	3	33/33	1,172	43,560	\$401.02	\$470,000
8 Warmspring LN	AV	2001	STD	08/27/2018	2	3	20/20	1,329	0	\$371.71	\$494,000
2 Burlingame LN	AV	2001	STD	06/18/2018	3	3	44/44	1,531	100	\$372.31	\$570,000
16 Plumeria LN	AV	2001	STD	06/13/2018	3	3	4/4	1,531		\$382.10	\$585,000
3 Benchmark LN	AV	2001	STD	06/06/2018	3	3	18/18	1,531	0	\$391.90	\$600,000

Maximum:	3	3.00	44	1,531	43,560	\$401.02	\$600,000
Minimum:	2	3.00	4	1,172	0	\$371.71	\$470,000
Average:	3	3.00	24	1,419	10,915	\$383.81	\$543,800
Median:	3	3.00	20	1,531	50	\$382.10	\$570,000

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 05/29/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Camden Park (CAMD)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:43 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 'Camden Park (CAMD)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18291943	7 Burlingame Lane	2	3	1,329	\$406.25	12/14/2018	21	\$539,900
OC18287686	41 Tulare Drive	3	3	1,531	\$369.04	12/07/2018	28	\$565,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18179810	54 Cupertino Circle	2	3	1,172	\$401.02	07/25/2018	10/18/2018	33	\$474,900	\$470,000	98.97
OC18168632	8 Warmspring Lane	2	3	1,329	\$371.71	07/06/2018	08/27/2018	20	\$499,000	\$494,000	99.00
OC18075947	2 Burlingame Lane	3	3	1,531	\$372.31	04/03/2018	06/18/2018	44	\$584,900	\$570,000	97.45
OC18108289	16 Plumeria Lane	3	3	1,531	\$382.10	05/10/2018	06/13/2018	4	\$574,900	\$585,000	101.76
OC18087349	3 Benchmark Lane	3	3	1,531	\$391.90	04/19/2018	06/06/2018	18	\$589,900	\$600,000	101.71

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)	3	1	1
Absorption Rate (Total Sales/Months)	0.50	0.33	0.33
Total # of Comparable Active Listings	0	0	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$585,000	\$494,000	\$470,000
Median Comparable Sales DOM	18	20	33
Median Comparable List Price (Listings Only)	\$0	\$0	\$552,450
Median Comparable Listings DOM (Listings Only)	0	0	25
Median Sale Price / Median List Price %	100.02%	99.00%	98.97%

*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.