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### 15 Seven Kings Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$729,990 / \$710,000** ↓

49 days on the market • Sold On 09/17/2018

3 beds, 3 baths • 1,800 sqft • 3,000 sqft lot • \$394.44/sqft • Built in 1998

UPGRADED SINGLE FAMILY HOME IN HIGHLY SOUGHT AFTER GATED COMMUNITY OF VILLAGE COTTAGES OF CANTERBURY. Open floorplan welcomes you into this charming move-in ready home featuring new hardwood like flooring throughout downstairs, granite counters in kitchen, 3 spacious bedrooms and more. Light, bright entry to living space is accentuated with charming bay window and dining area. Gourmet kitchen with ... [More](#)

ML# OC18151510

### 43 Wellington Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$729,999 / \$731,000** ↑

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

4 beds, 3 baths • 1,957 sqft • 2,800 sqft lot • \$373.53/sqft • Built in 1999

Exquisite Detached Home with Desirable Floor Plan Inside The Gated Community of Village Cottages Canterbury in Aliso Viejo. Featuring 4 Ample Sized Bedrooms and 2.5 Bathrooms Make This Home A Must See! As Soon As You Arrive You'll Notice The Sprawling Private Driveway That Can Double As A Front Patio Then Through The Sliding Lattice Glass Doors... A Gorgeous Kitchen with Granite Counter Tops, Stainle... [More](#)

ML# OC18120284

### 6 Seven Kings Pl



Aliso Viejo • [Map](#)

**Closed • Single Family Residence**

List / Sold:

**\$779,000 / \$769,000** ↓

11 days on the market • Sold On 11/15/2018

3 beds, 3 baths • 1,850 sqft • 3,000 sqft lot • \$415.68/sqft • Built in 1998

Highly sought after detached condo in the gated Canterbury community of Aliso Viejo. Enter this home and immediately notice the high ceilings, crown molding, plantation shutters, wood floors and more. The living and dining room, immediately invite guests in to enjoy a social evening. The kitchen offers a light and bright color scheme with granite counter tops and stainless steel appliances. The kitchen... [More](#)

ML# OC18244470

### 28 Wellington Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$790,000 / \$770,000** ↓

21 days on the market • Sold On 09/27/2018

4 beds, 3 baths • 2,000 sqft • 3,200 sqft lot • \$385.00/sqft • Built in 1999

Located in a quiet location of the lovely Canterbury gated community. This turn key Detached home is the largest floor plan in the neighborhood and comes with a long PRIVATE driveway and many upgrades! Recent Upgrades include: new exterior & interior paint, new fence around the property, new contemporary flooring, and new carpet on the second floor. This light and bright home also features an upgraded ... [More](#)

ML# OC18201182

### 37 Wellington Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$775,000 / \$775,000**

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

3 beds, 3 baths • 1,752 sqft • 3,200 sqft lot • \$442.35/sqft • Built in 1998

Your Dream Home Awaits! Nestled within the coveted gated community of Village Cottages, this CHARMING move-in ready home features 3 spacious bedrooms and 2.5 baths. An abundance of curb appeal, highly upgraded interior, completely re-piped, new energy efficient air conditioning and new plantation shutters in every room! Upon entry, you are greeted by gleaming dark hardwood flooring, wainscoting, chair ... [More](#)

ML# OC18137076

### 40 Wellington Pl



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$819,900 / \$815,000** ↓

14 days on the market • Sold On 11/14/2018

3 beds, 3 baths • 1,799 sqft • 4,500 sqft lot • \$453.03/sqft • Built in 1999

Welcome home to this rare corner lot in the gated community of Village Cottages. Offering 3 bedrooms, 3 bathrooms and over \$100,000 in custom upgrades. New upgrades include, European white oak flooring, white cabinetry throughout, dual pained windows, beautiful marble look white quartz, stainless steel professional appliances, remodeled white stacked stone fireplace, ship lap accent wall and custom lig... [More](#)

ML# OC18238688

### 45 SE Wellington Pl SE



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$835,000 / \$820,000** ↓

29 days on the market • Sold On 08/09/2018

4 beds, 3 baths • 1,866 sqft • 3,000 sqft lot • \$439.44/sqft • Built in 1999

4 Bedrooms, Gated Community, Quiet Back Corner Location, Large Yard – Everything You Want In Aliso Viejo. The home has a backyard, and a side yard in addition to a large seating area in front for invited guests. Ample parking in addition to a two-car garage. A quiet and serene greenbelt hill behind this home and a long driveway off the front. Hidden in the very back corner of the community, this ho... [More](#)

ML# OC18142822

### 31 Seven Kings Pl



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$835,000 / \$835,000**

0 days on the market • Sold On 07/30/2018

3 beds, 3 baths • 1,799 sqft • No lot size data • \$464.15/sqft • Built in 1999

This gorgeous home has been extensively remodeled, including removing a downstairs wall to create a great room layout. All bathrooms were entirely remodeled as well, with the master bathroom featuring beautiful custom tile work, a river rock shower floor, seamless glass shower enclosure, and multiple shower heads. Dual pain windows and custom window coverings throughout. The stunning kitchen has a larg... [More](#)

ML# OC18183919

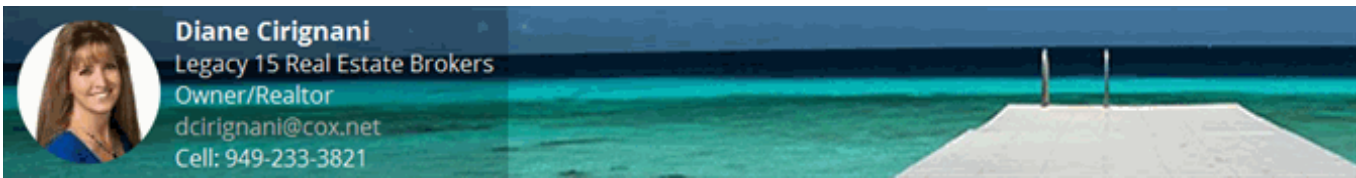
## Quick CMA Report

	<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>
<b>Total Listings:</b> 8	<b>Maximum:</b> 4/3.00	2,000	4,500	\$835,000	\$835,000	\$464.15
<b>Total on Market:</b> 0	<b>Minimum:</b> 3/3.00	1,752	2,800	\$729,990	\$710,000	\$373.53
<b>Sold/Exp Ratio:</b> 0.00	<b>Average:</b> 3/3.00	1,853	3,243	\$786,736	\$778,125	\$420.95
	<b>Median:</b> 3/3.00	1,825	3,000	\$784,500	\$772,500	\$427.56

<b>Closed</b>											
<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>COE Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
15 Seven Kings PL	AV	1998	STD	09/17/2018	3	3	49/49	1,800	3,000	\$394.44	\$710,000
43 Wellington PL	AV	1999	STD	09/10/2018	4	3	51/51	1,957	2,800	\$373.53	\$731,000
6 Seven Kings PL	AV	1998	STD	11/15/2018	3	3	11/11	1,850	3,000	\$415.68	\$769,000
28 Wellington PL	AV	1999	STD	09/27/2018	4	3	21/21	2,000	3,200	\$385.00	\$770,000
37 Wellington PL	AV	1998	STD	07/10/2018	3	3	5/5	1,752	3,200	\$442.35	\$775,000
40 Wellington PL	AV	1999	STD	11/14/2018	3	3	14/14	1,799	4,500	\$453.03	\$815,000
45 SE Wellington PL	AV	1999	STD	08/09/2018	4	3	29/29	1,866	3,000	\$439.44	\$820,000
31 Seven Kings PL	AV	1999	STD	07/30/2018	3	3	0/0	1,799		\$464.15	\$835,000
					<b>Maximum:</b> 4	3.00	51	2,000	4,500	\$464.15	\$835,000
					<b>Minimum:</b> 3	3.00	0	1,752	2,800	\$373.53	\$710,000
					<b>Average:</b> 3	3.00	23	1,853	3,243	\$420.95	\$778,125
					<b>Median:</b> 3	3.00	18	1,825	3,000	\$427.56	\$772,500

### 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 07/08/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'Canterbury (CANT)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:44 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 'Canterbury (CANT)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18151510	15 Seven Kings Place	3	3	1,800	\$394.44	06/27/2018	09/17/2018	49	\$729,990	\$710,000	97.26
OC18120284	43 Wellington Place	4	3	1,957	\$373.53	06/27/2018	09/10/2018	51	\$729,999	\$731,000	100.14
OC18244470	6 Seven Kings Place	3	3	1,850	\$415.68	10/12/2018	11/15/2018	11	\$779,000	\$769,000	98.72
OC18201182	28 Wellington Place	4	3	2,000	\$385.00	08/17/2018	09/27/2018	21	\$790,000	\$770,000	97.47
OC18137076	37 Wellington Place	3	3	1,752	\$442.35	06/08/2018	07/10/2018	5	\$775,000	\$775,000	100.00
OC18238688	40 Wellington Place	3	3	1,799	\$453.03	10/01/2018	11/14/2018	14	\$819,900	\$815,000	99.40
OC18142822	45 SE Wellington Place	4	3	1,866	\$439.44	05/31/2018	08/09/2018	29	\$835,000	\$820,000	98.20
OC18183919	31 Seven Kings Place	3	3	1,799	\$464.15	07/30/2018	07/30/2018	0	\$835,000	\$835,000	100.00

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	6	2
Absorption Rate (Total Sales/Months)	0.00	2.00	0.67
Total # of Comparable Active Listings	2	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.50	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$772,500	\$792,000
Median Comparable Sales DOM	0	25	13
Median Comparable List Price (Listings Only)	\$729,995	\$819,900	\$0
Median Comparable Listings DOM (Listings Only)	50	14	0
Median Sale Price / Median List Price %	0.00%	98.72%	99.07%

\*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.