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20 Mayfair



Active • Townhouse

\$609,500

67 days on the market • Listed On 10/29/2018

3 beds, 3 baths • 1,497 sqft • 4,613 sqft lot • \$407.15/sqft • Built in 1993

Exceptional opportunity in the community of Cantora! Property in need of a little upgrades and "TLC", but you cant beat the location!!! This 3 bedroom, 2.5 bath unit is light and bright, open and spacious! Living room has a cozy fireplace and is open to the dining area, which all opens up to the fantastic back patio that has incredible greenbelt/valley, mountain and city lights views!! Perfect for ent... [More](#)

Aliso Viejo • [Map](#)

ML# OC18261453

82 Mayfair



Closed • Condominium

List / Sold:

\$549,000 / \$549,000

7 days on the market • Sold On 07/20/2018

2 beds, 3 baths • 1,186 sqft • 4,613 sqft lot • \$462.90/sqft • Built in 1990

Charming 2 story home with a great open floor plan. Amazing VIEWS!! One of the best locations in the tract! Home features upgraded patio and private 2 car driveway, Impressive vaulted ceilings, custom plantation shutters and baseboards. Large living room with an abundance of natural light. Home has been freshly painted with warm tones through out and brand new carpet. Master bedroom has soaring ceiling... [More](#)

Aliso Viejo • [Map](#)

ML# OC18144905

116 Mayfair



Closed • Condominium

List / Sold:

\$499,000 / \$570,000 ↑

58 days on the market • Sold On 11/21/2018

3 beds, 3 baths • 1,335 sqft • 4,613 sqft lot • \$426.97/sqft • Built in 1992

Welcome to this beautifully upgraded three-bedroom townhouse, with a DRIVEWAY, in the heart of Aliso Viejo! Gorgeous porcelain wood-looking tiles throughout the downstairs immediately give you the feeling that Chip and Joanna would love this home. The kitchen has been remodeled from top to bottom...new cabinetry, stunning counter-tops, glass tile back-splash, opened up walls, Viking dishwasher and re... [More](#)

Aliso Viejo • [Map](#)

ML# OC18212092

111 Mayfair



Closed • Townhouse

List / Sold:

\$669,900 / \$640,000 ↓

39 days on the market • Sold On 11/27/2018

3 beds, 3 baths • 1,537 sqft • 4,613 sqft lot • \$416.40/sqft • Built in 1990

Fabulous end unit in the popular Cantora townhome community. Walk to theaters, entertainment, food, and shopping in the Aliso Viejo Town Center. This two-level home has upgrades throughout, including travertine marble floors, newly installed/upgraded carpet, and wood shutters. Kitchen upgrades include stainless steel appliances and granite countertops. The master bathroom has granite countertops, t... [More](#)

Aliso Viejo • [Map](#)

ML# OC18228452

56 Meadowbrook



Closed • Townhouse

List / Sold:

\$659,500 / \$652,000 ↓

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

3 beds, 3 baths • 1,729 sqft • 4,613 sqft lot • \$377.10/sqft • Built in 1992

Motivated seller with another price reduction! Delightful end unit Cantora town home. The home features 3 bedrooms 2.5 bathrooms 1729 sq/ft of living space and a large backyard with a private spa. One of the best locations in the community on a corner with an over-sized driveway. The open and spacious floor plan boasts vaulted ceilings for ample natural light and separate family room with a cozy fi... [More](#)

Aliso Viejo • [Map](#)

ML# PW18201196

22 Mayfair



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:

\$689,000 / \$680,000 ↓

7 days on the market • **Sold On 10/19/2018**

3 beds, 3 baths • **1,806 sqft** • **4,613 sqft lot** • **\$376.52/sqft** • **Built in 1991**

Sit on the patio and sip your morning coffee or a glass of wine in the evening and enjoy the lovely park and greenbelt view! This charming, very well maintained end unit with nobody below or above townhome is in the beautiful Cantora community and features 3 bedrooms and 2.5 bathrooms and is in the perfect location within the community. The open and spacious light and airy floor plan has vaulted ceiling... [More](#)

ML# OC18202070

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
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	1,806	4,613	\$689,000	\$680,000	\$462.90
Total on Market:	1	Minimum:	2/3.00	1,186	4,613	\$499,000	\$549,000	\$376.52
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,515	4,613	\$612,650	\$618,200	\$411.17
		Median:	3/3.00	1,517	4,613	\$634,500	\$640,000	\$411.77

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
20 Mayfair	AV	1993	STD	10/29/2018	3	3	67/67	1,497	4,613	\$407.15	\$609,500
				Maximum:	3/	3.00	67	1,497	4,613	\$407.15	\$609,500
				Minimum:	3	3.00	67	1,497	4,613	\$407.15	\$609,500
				Average:	3	3.00	67	1,497	4,613	\$407.15	\$609,500
				Median:	3	3.00	67	1,497	4,613	\$407.15	\$609,500

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
82 Mayfair	AV	1990	STD	07/20/2018	2	3	7/7	1,186	4,613	\$462.90	\$549,000
116 Mayfair	AV	1992	STD	11/21/2018	3	3	58/58	1,335	4,613	\$426.97	\$570,000
111 Mayfair	AV	1990	STD	11/27/2018	3	3	39/39	1,537	4,613	\$416.40	\$640,000
56 Meadowbrook	AV	1992	STD	11/19/2018	3	3	56/56	1,729	4,613	\$377.10	\$652,000
22 Mayfair	AV	1991	STD	10/19/2018	3	3	7/7	1,806	4,613	\$376.52	\$680,000
				Maximum:	3	3.00	58	1,806	4,613	\$462.90	\$680,000
				Minimum:	2	3.00	7	1,186	4,613	\$376.52	\$549,000
				Average:	3	3.00	33	1,519	4,613	\$411.98	\$618,200
				Median:	3	3.00	39	1,537	4,613	\$416.40	\$640,000

Criteria:

Property Type is 'Residential'

Standard Status is one of 'Active', 'Act Under Contract',

'Pending'

Standard Status is 'Closed'

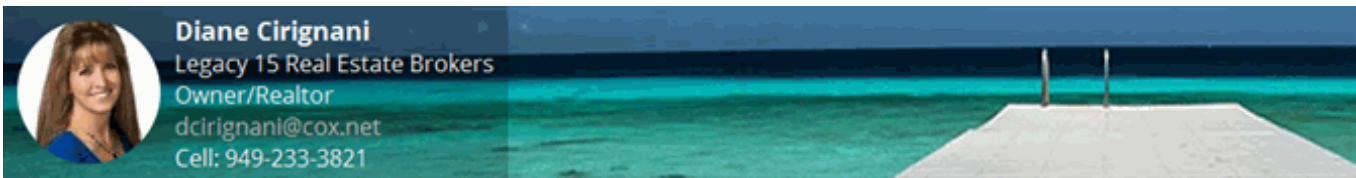
Contract Status Change Date is 01/04/2019 to 07/08/2018

County Or Parish is 'Orange'

City is 'Aliso Viejo'

MLS Area Major is 'AV - Aliso Viejo'

Subdivision Name is 'Cantora (CAN)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:45 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 'Cantora (CAN)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18261453	20 Mayfair	3	3	1,497	\$407.15	10/29/2018	67	\$609,500

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18144905	82 Mayfair	2	3	1,186	\$462.90	07/02/2018	07/20/2018	7	\$549,000	\$549,000	100.00
OC18212092	116 Mayfair	3	3	1,335	\$426.97	08/30/2018	11/21/2018	58	\$499,000	\$570,000	114.23
OC18228452	111 Mayfair	3	3	1,537	\$416.40	09/21/2018	11/27/2018	39	\$669,900	\$640,000	95.54
PW18201196	56 Meadowbrook	3	3	1,729	\$377.10	08/17/2018	11/19/2018	56	\$659,500	\$652,000	98.86
OC18202070	22 Mayfair	3	3	1,806	\$376.52	08/19/2018	10/19/2018	7	\$689,000	\$680,000	98.69

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	1	4
Absorption Rate (Total Sales/Months)	0.00	0.33	1.33
Total # of Comparable Active Listings	1	3	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	9.00	0.75
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$549,000	\$646,000
Median Comparable Sales DOM	0	7	48
Median Comparable List Price (Listings Only)	\$549,000	\$659,500	\$609,500
Median Comparable Listings DOM (Listings Only)	7	56	67
Median Sale Price / Median List Price %	0.00%	100.00%	97.19%

*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.