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22681 Oakgrove # 626

Active • Condominium

\$349,900



2 days on the market • Listed On 01/02/2019

1 beds, 1 baths • 716 sqft • 0 sqft lot • \$488.69/sqft • Built in 1997

You will love this custom unit situated in the desirable community of Canyon Point! This home has custom paint crown moulding, high baseboards, and window treatments. The one bedroom floor plan offers a spacious & open living area. The kitchen is to die for and features all granite slab counters and stainless appliances and opens to the adjacent dining area. Just off the kitchen is a laundry room. The ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19000632

22681 Oakgrove # 514

Closed • Condominium

List / Sold:

\$369,000 / \$365,000 ↓



35 days on the market • Sold On 11/05/2018

1 beds, 1 baths • 900 sqft • 1,200 sqft lot • \$405.56/sqft • Built in 1998

Light and Bright lower level Condo with no steps offering 1 BD 1BA and approx. 900 SF of living space in the highly sought community of Canyon Point. Spacious living and dining room areas accented by built in shelving and direct access to the sunny patio. Kitchen features beautiful granite counter tops and upgraded cabinetry. Master bedroom has access to the patio with storage closet as well as an over... [More](#)

Aliso Viejo • [Map](#)

ML# OC18223239

22681 Oakgrove # 411

Closed • Condominium

List / Sold:

\$459,000 / \$454,000 ↓



6 days on the market • Sold On 06/07/2018

2 beds, 2 baths • 1,235 sqft • 0 sqft lot • \$367.61/sqft • Built in 1997

Canyon Point's largest floorplan; an elegant and extremely spacious ground level (no steps) condo offering two bedrooms, two bathrooms, living room, dining room, kitchen, laundry area, patio with storage area, detached garage (#22) and a covered parking space (#35). This luxury turnkey property boast high ceilings accented with crown moulding, gorgeous hickory wood floors, fresh designer paint, gourme... [More](#)

Aliso Viejo • [Map](#)

ML# OC18103266

22681 Oakgrove # 312

Closed • Condominium

List / Sold:

\$459,000 / \$459,000



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

2 beds, 2 baths • 1,235 sqft • acre(s) lot • \$371.66/sqft • Built in 1997

Welcome home to this fabulous, first floor, end unit boasting 2 large bedrooms and 2 large bathrooms. This home is highly upgraded throughout featuring granite counter tops, stainless steel appliances, brand new designer paint, wood flooring, crown moulding, a picturesque private patio that flows from the living room and an interior laundry room. Ample storage in every area - high end built in closets... [More](#)

Aliso Viejo • [Map](#)

ML# NP18143362

22681 Oakgrove # 421

Closed • Condominium

List / Sold:

\$459,000 / \$459,000



8 days on the market • Sold On 07/25/2018

2 beds, 2 baths • 1,235 sqft • 0 sqft lot • \$371.66/sqft • Built in 1997

Surrounded by rolling hills and canyons, the largest and most coveted floor plan located in the community of Canyon Point is available for immediate occupancy. Open floor plan offering 9' ceilings with crown moulding, gourmet kitchen with granite countertops, stainless steel appliances and laundry closet adjacent. The dining and living area open to an attached balcony with large storage closet. The ma... [More](#)

Aliso Viejo • [Map](#)

ML# OC18119159

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	5	Maximum:	2/2.00	1,235	1,200	\$459,000	\$459,000	\$488.69
Total on Market:	1	Minimum:	1/1.00	716	0	\$349,900	\$365,000	\$367.61
Sold/Exp Ratio:	0.00	Average:	2/1.60	1,064	240	\$419,180	\$434,250	\$401.03
		Median:	2/2.00	1,235	0	\$459,000	\$456,500	\$371.66

Active

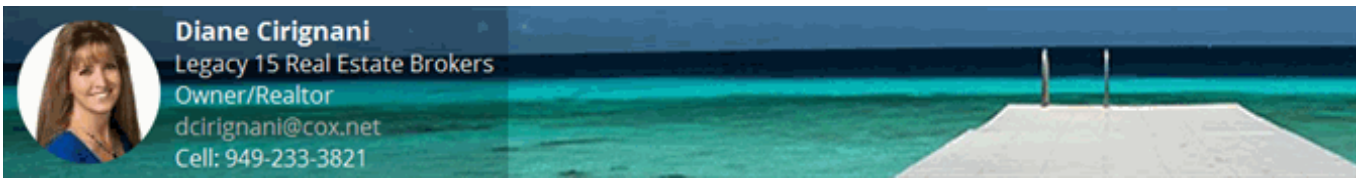
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
22681 Oakgrove #626	AV	1997	STD	01/02/2019	1	1	2/2	716	0	\$488.69	\$349,900
				Maximum:	1/	1.00	2	716	0	\$488.69	\$349,900
				Minimum:	1	1.00	2	716	0	\$488.69	\$349,900
				Average:	1	1.00	2	716	0	\$488.69	\$349,900
				Median:	1	1.00	2	716	0	\$488.69	\$349,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
22681 Oakgrove #514	AV	1998	STD	11/05/2018	1	1	35/35	900	1,200	\$405.56	\$365,000
22681 Oakgrove #411	AV	1997	STD	06/07/2018	2	2	6/6	1,235	0	\$367.61	\$454,000
22681 Oakgrove #312	AV	1997	STD	08/09/2018	2	2	10/10	1,235	0	\$371.66	\$459,000
22681 Oakgrove #421	AV	1997	STD	07/25/2018	2	2	8/8	1,235	0	\$371.66	\$459,000
				Maximum:	2	2.00	35	1,235	1,200	\$405.56	\$459,000
				Minimum:	1	1.00	6	900	0	\$367.61	\$365,000
				Average:	2	1.75	15	1,151	300	\$379.12	\$434,250
				Median:	2	2.00	9	1,235	0	\$371.66	\$456,500

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 05/29/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Canyon Point (CYNP)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:47 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 'Canyon Point (CYNP)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC19000632	22681 Oakgrove #626	1	1	716	\$488.69	01/02/2019	2	\$349,900

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18223239	22681 Oakgrove #514	1	1	900	\$405.56	09/13/2018	11/05/2018	35	\$369,000	\$365,000	98.92
OC18103266	22681 Oakgrove #411	2	2	1,235	\$367.61	05/03/2018	06/07/2018	6	\$459,000	\$454,000	98.91
NP18143362	22681 Oakgrove #312	2	2	1,235	\$371.66	06/15/2018	08/09/2018	10	\$459,000	\$459,000	100.00
OC18119159	22681 Oakgrove #421	2	2	1,235	\$371.66	06/08/2018	07/25/2018	8	\$459,000	\$459,000	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)	1	2	1
Absorption Rate (Total Sales/Months)	0.17	0.67	0.33
Total # of Comparable Active Listings	0	1	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.50	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$454,000	\$459,000	\$365,000
Median Comparable Sales DOM	6	9	35
Median Comparable List Price (Listings Only)	\$0	\$369,000	\$349,900
Median Comparable Listings DOM (Listings Only)	0	35	2
Median Sale Price / Median List Price %	98.91%	100.00%	98.92%

*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.