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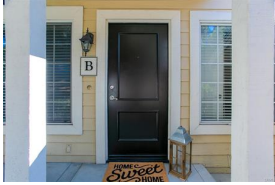
23412 Pacific Park Dr # 42B **Active** • Condominium

\$349,000

36 days on the market • Listed On 11/29/2018

1 beds, 1 baths • 568 sqft • 1,000 sqft lot • \$614.44/sqft • Built in 1992

Attention 1st time buyers, be your own landlord and stop paying rent!! Make home ownership a reality in the New Year! Located in the highly desirable Canyon Villa community- This 1 bedroom unit is one of the few units in the complex with no one above you or below you. "Move in Ready" with new laminate floors and fresh paint. Kitchen has granite counter tops, tile floor, built in microwave, dishwasher a... [More](#)



Aliso Viejo • [Map](#)

ML# PW18283836

23412 Pacific Park Dr # 17B **Active** • Condominium

\$375,000

72 days on the market • Listed On 10/24/2018

1 beds, 1 baths • 762 sqft • No lot size data • \$492.13/sqft • Built in 1998

WHERE ELSE CAN YOU FIND A HIGHLY DESIRABLE GROUND LEVEL UPGRADED IN FRONT OF THE POOL? THIS SINGLE LEVEL GROUND FLOOR WITH NO STAIRS HAS A WONDERFUL PRIVATE FRONT PATIO OVERLOOKING THE POOL WITH A COMMUNITY PRIVATE GATE. YOU'LL APPRECIATE THE WOOD FLOORING, PLANTATION SHUTTERS, CROWN MOULDING, STAINLESS STEEL APPLIANCES, BOSCH DISHWASHER, WHIRLPOOL REFRIGERATOR, GAS OVEN, AND GRANITE COUNTERTOPS. FEATU... [More](#)



Aliso Viejo • [Map](#)

ML# OC18257853

23412 Pacific Park Dr # 31B **Active** • Condominium

\$409,900 ↓

129 days on the market • Listed On 10/30/2018

2 beds, 2 baths • 1,090 sqft • No lot size data • \$376.06/sqft • Built in 1992

Live the luxury lifestyle, conveniently located within walking distance to the Aliso Viejo Town Center, schools and walking trails. The exclusive gated Canyon Villas features, pools, BBQ area, fitness center and a club house. Ideally situated and private end unit with attached car garage below which allows access directly into the unit from the garage. The residence has updated features including. Open... [More](#)



Aliso Viejo • [Map](#)

ML# OC18261901

23412 Pacific Park Dr # 22D **Active** • Condominium

\$417,900 ↓

147 days on the market • Listed On 08/10/2018

2 beds, 2 baths • 1,132 sqft • 1,132 sqft lot • \$369.17/sqft • Built in 1992

One of the Most Desired Locations around, 2 bed, 2 bath, 1140 sq ft. Stunning Penthouse Style Private End-Unit. Third Floor Condominium located in the gated community of Canyon Villas. Beautiful Views of Hills and Trees with no-one in front of your porch or to the immediate right! Well maintained property with an abundance of natural light, featuring Vaulted Ceilings, spacious master bedroom and walk-... [More](#)



Aliso Viejo • [Map](#)

ML# LG18195188

23412 Pacific Park Dr # Pending • Condominium

\$367,900



Aliso Viejo • [Map](#)

54 days on the market • Listed On 12/20/2018

1 beds, 1 baths • 762 sqft • No lot size data • \$482.81/sqft • Built in 1992

THE PERFECT LOCATION! Ready to move in large upgraded 1-bedroom corner penthouse with spacious deck overlooking pool and mature trees in a gated community! Interior offers newer neutral paint, newer carpet, blinds, screens and cathedral ceilings! Light and bright living room with fireplace, tree top views and adjoining separate dining room with tons of light! Beautiful kitchen with lots of cabinets, gr... [More](#)

ML# LG18294977

23412 Pacific Park Dr # Closed • Condominium

List / Sold:

\$359,000 / \$334,000 ↓



Aliso Viejo • [Map](#)

63 days on the market • Sold On 08/07/2018

1 beds, 1 baths • 600 sqft • 600 sqft lot • \$556.67/sqft • Built in 1994

Location, Location, Location! Luxury style, gated community, Canyon Villa property is located central Aliso Viejo. This charming 1-bedroom unit is in the upper level and no one below or above. Vaulted ceiling with wood floors is a warm invitation of the unit. Gourmet kitchen with granite counter top, stainless steel appliance with refrigerator. Island is the perfect set of cooking/eating. Master bath a... [More](#)

ML# OC18107485

23412 Pacific Park Dr # Closed • Condominium

List / Sold:

\$355,000 / \$355,000



Aliso Viejo • [Map](#)

9 days on the market • Sold On 11/13/2018

1 beds, 1 baths • 762 sqft • 3,000 sqft lot • \$465.88/sqft • Built in 1990

LOCATION LOCATION! Ready to move in large upgraded 1-bedroom corner penthouse with spacious deck overlooking greenbelts and mature trees in a gated community! Interior offers brand new dual tone paint, new carpet, new blinds, screens, upgraded thermostat, A/C and cathedral ceilings! Light and bright living room with fireplace, tree top views and adjoining separate dining room with upgraded ceiling fan... [More](#)

ML# OC18245321

23412 Pacific Park Dr # Closed • Condominium

List / Sold:

\$369,000 / \$365,000 ↓



Aliso Viejo • [Map](#)

4 days on the market • Sold On 07/31/2018

1 beds, 1 baths • 762 sqft • 1,000 sqft lot • \$479.00/sqft • Built in 1992

MUST SEE! Highly upgraded one bedroom/one bathroom condo on the FIRST floor. Upgrades include: elegant wood floors throughout home with travertine tile in the master bathroom; crown molding; plantation shutters; ceiling fan; built-in desk with a wine rack; granite counter-tops and stainless steel appliances in the kitchen! Condo INCLUDES a refrigerator and full-size washer and dryer. Large gated front ... [More](#)

ML# OC18165958

23412 PACIFIC PARK Dr # 28B Closed • Condominium

List / Sold:

\$369,000 / \$369,000



Aliso Viejo • [Map](#)

39 days on the market • Sold On 08/27/2018

1 beds, 1 baths • 762 sqft • 1,000 sqft lot • \$484.25/sqft • Built in 1990

PRICE REDUCED! Beautiful Light, Bright & Move-In-Ready Home! MAIN FLOOR GROUND LEVEL Unit - Great Location in the Community! BRAND NEW Interior Paint Throughout - Handsome Wood Laminate Flooring - Crown Moldings - LED Recessed Lighting - And More! Welcome to Resort-Style Living at Gated 'Canyon Villas' Community Located in the Heart of Aliso Viejo, Close to Shopping, Dining, Beaches, Parks, Hiking/Walk... [More](#)

ML# PW18146240

**23412 Pacific Park Dr #
9A**



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$379,900 / \$380,000 ↑

35 days on the market • Sold On 11/16/2018
1 beds, 1 baths • 762 sqft • 0 sqft lot • \$498.69/sqft • Built in 2006

This beautifully-maintained, ground level single bedroom, single bath in Aliso Viejo's gated community of Canyon Villas is a previous model home. It boasts a generous protected patio with no stairs and short walk to the single car garage, pool and mailboxes. Full crown molding throughout, and open sight lines, creating the effect of a much larger space in this 762 square foot condominium. With additio... [More](#)

ML# OC18212890

**23412 Pacific Park Dr #
20F**



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$429,900 / \$422,000 ↓

117 days on the market • Sold On 12/20/2018
2 beds, 2 baths • 1,122 sqft • 0 sqft lot • \$376.11/sqft • Built in 1992

Welcome home to this Beautiful Top-Floor End Unit Condo located in the desirable Canyon Villas Community of Aliso Viejo. 2 Bedroom 2 Full Bath Floor Plan with Vaulted Ceilings. Light and Bright throughout. Dual Master Suites that are both spacious with Large Walk-in Closets and Nice size Bathrooms with Granite Counters, Tile Flooring & Dual Sinks. Kitchen features Granite Counters, Beautiful Cabinetr... [More](#)

ML# OC18264638

**23412 Pacific Park Dr #
23F**



Aliso Viejo • [Map](#)

Closed • Condominium

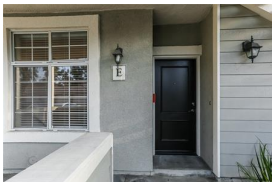
List / Sold:
\$428,000 / \$428,000

47 days on the market • Sold On 11/20/2018
2 beds, 2 baths • 1,122 sqft • 1,150 sqft lot • \$381.46/sqft • Built in 1990

This is the light and bright home you've been looking for! Hands down Best location - private and quiet at the back of the property; abundant light and great neighbors. Top floor with no one above you, and open floor plan with vaulted ceilings throughout. Most sought after wide open 2 bed floorplan in Canyon Villas. Featuring 2 true, large dual master suites both with walk in closets, and dual sinks. ... [More](#)

ML# NP18218451

**23412 Pacific Park Dr #
24E**



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$428,900 / \$428,900

45 days on the market • Sold On 12/06/2018
2 beds, 2 baths • 1,140 sqft • No lot size data • \$376.23/sqft • Built in 1990

BACK ON MARKET! BUYER DIDN'T PERFORM! Beautiful ground level unit in a private gated community offering resort-like amenities! As you enter the home, your attention is drawn to the open floor plan with large windows and lots of natural light, real hardwood floors, a ceiling fan, freshly painted walls, baseboards and crown molding. Open to the living area, the kitchen features granite countertops, stainl... [More](#)

ML# OC18228952

**23412 Pacific Park Dr #
11H**



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$429,900 / \$429,900

6 days on the market • Sold On 10/25/2018
2 beds, 2 baths • 1,122 sqft • No lot size data • \$383.16/sqft • Built in 1992

One of the most coveted of all floorplans in the gated Canyon Villa community lies this ground level end unit with brand new laminate wide plank grey wood flooring throughout, fresh modern paint and open floor plan. Enter the doors to the living room which flows seamlessly into the dining area and upgraded kitchen which features granite countertops, stainless steel appliances and beautiful breakfast b... [More](#)

ML# OC18227001

**23412 Pacific Park Dr #
35K**



Closed • Condominium

List / Sold:

\$434,900 / \$430,000 ↓

26 days on the market • Sold On 09/06/2018

2 beds, 2 baths • 1,147 sqft • 1,147 sqft lot • \$374.89/sqft • Built in 1994

Looking for a beautiful Penthouse Condo in a private gated community offering resort-like amenities? Then this is the gem you have been looking for! As you enter the home, your attention is drawn to the open floor plan with large windows and lots of natural light, along with vaulted ceilings and ceiling fan, a travertine entry and fireplace with mantle. Open to the living area, the kitchen features gra... [More](#)

Aliso Viejo • [Map](#)

ML# OC18126887

**23412 Pacific Park Dr #
18C**



Closed • Condominium

List / Sold:

\$434,000 / \$431,000 ↓

7 days on the market • Sold On 09/04/2018

2 beds, 2 baths • 1,132 sqft • No lot size data • \$380.74/sqft • Built in 1990

Beautiful Canyon Villas with great tract location! This upper level end unit is light and bright with lots of windows for gorgeous views from almost every room. This desirable floorpan has plenty of storage throughout and features 2 spacious bedrooms (each with 2 closets), inside laundry room and an open living area with stone fireplace which is adjacent to the dining area and large kitchen. Detached s... [More](#)

Aliso Viejo • [Map](#)

ML# OC18185140

**23412 Pacific Park Dr #
33C**



Closed • Condominium

List / Sold:

\$435,000 / \$432,000 ↓

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

2 beds, 2 baths • 1,132 sqft • .02 acre(s) lot • \$381.63/sqft • Built in 1990

This is the home you've been waiting for! Most sought after wide open 2 bed plan and unit location in canyon villas. Fully turnkey. 2 true, large dual masters both with walk in closets, dual sinks and designer carpet. Fully open floor plan and vaulted ceilings throughout. Upgraded kitchen and baths with rich white cabinets, granite counter tops and backsplash. Upgraded italian ceramic tile in entry way... [More](#)

Aliso Viejo • [Map](#)

ML# CV18144148

**23412 Pacific Park Dr #
2K**



Closed • Condominium

List / Sold:

\$439,900 / \$442,500 ↑

4 days on the market • Sold On 07/12/2018

2 beds, 2 baths • 1,122 sqft • 0 sqft lot • \$394.39/sqft • Built in 1990

This is the home you've been waiting for! Most sought after wide open 2 bed plan and unit location in canyon villas. Fully turnkey. 2 true, large dual masters both with walk in closets, dual sinks. New designer carpet and paint. Fully open floor plan and vaulted ceilings throughout. Upgraded kitchen and baths with rich wood cabinets, granite counter tops and travertine backsplash. Upgraded italian cera... [More](#)

Aliso Viejo • [Map](#)

ML# OC18136449

Quick CMA Report

Total Listings: 18	Maximum: 2/2.00	Sqft: 1,147	LSqft: 3,000	List Price: \$439,900	Sold Price: \$442,500	\$/Sqft: \$614.44
Total on Market: 4	Minimum: 1/1.00	568	0	\$349,000	\$334,000	\$369.17
Sold/Exp Ratio: 0.00	Average: 2/1.56	945	919	\$400,672	\$403,638	\$437.09
	Median: 2/2.00	1,106	1,000	\$413,900	\$428,000	\$388.77

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
23412 Pacific Park DR #42	AV	1992	STD	11/29/2018	1	1	36/36	568	1,000	\$614.44	\$349,000
23412 Pacific Park DR #17	AV	1998	STD	10/24/2018	1	1	72/72	762		\$492.13	\$375,000
23412 Pacific Park DR #31	AV	1992	STD	10/30/2018	2	2	66/129	1,090		\$376.06	\$409,900
23412 Pacific Park DR #22	AV	1992	STD	08/10/2018	2	2	147/147	1,132	1,132	\$369.17	\$417,900
				Maximum:	2/	2.00	147	1,132	1,132	\$614.44	\$417,900
				Minimum:	1	1.00	36	568	1,000	\$369.17	\$349,000
				Average:	2	1.50	96	888	1,066	\$462.95	\$387,950
				Median:	2	1.50	101	926	1,066	\$434.09	\$392,450

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
23412 Pacific Park DR #17	AV	1992	STD	12/22/2018	1	1	2/54	762		\$482.81	\$367,900
				Maximum:	1/	1.00	54	762		\$482.81	\$367,900
				Minimum:	1	1.00	54	762		\$482.81	\$367,900
				Average:	1	1.00	54	762		\$482.81	\$367,900
				Median:	1	1.00	54	762		\$482.81	\$367,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
23412 Pacific Park DR #27	AV	1994	STD	08/07/2018	1	1	63/63	600	600	\$556.67	\$334,000
23412 Pacific Park DR #9K	AV	1990	STD	11/13/2018	1	1	9/9	762	3,000	\$465.88	\$355,000
23412 Pacific Park DR #15	AV	1992	STD	07/31/2018	1	1	4/4	762	1,000	\$479.00	\$365,000
23412 Pacific Park DR #28	AV	1990	STD	08/27/2018	1	1	39/39	762	1,000	\$484.25	\$369,000
23412 Pacific Park DR #9A	AV	2006	STD	11/16/2018	1	1	35/35	762	0	\$498.69	\$380,000
23412 Pacific Park DR #20	AV	1992	STD	12/20/2018	2	2	31/117	1,122	0	\$376.11	\$422,000
23412 Pacific Park DR #23	AV	1990	STD	11/20/2018	2	2	47/47	1,122	1,150	\$381.46	\$428,000
23412 Pacific Park DR #24	AV	1990	STD	12/06/2018	2	2	45/45	1,140		\$376.23	\$428,900
23412 Pacific Park DR #11	AV	1992	STD	10/25/2018	2	2	6/6	1,122		\$383.16	\$429,900
23412 Pacific Park DR #35	AV	1994	STD	09/06/2018	2	2	26/26	1,147	1,147	\$374.89	\$430,000
23412 Pacific Park DR #18	AV	1990	STD	09/04/2018	2	2	7/7	1,132		\$380.74	\$431,000
23412 Pacific Park DR #33	AV	1990	STD	09/21/2018	2	2	74/74	1,132	1,002	\$381.63	\$432,000
23412 Pacific Park DR #2K	AV	1990	STD	07/12/2018	2	2	4/4	1,122	0	\$394.39	\$442,500
				Maximum:	2	2.00	117	1,147	3,000	\$556.67	\$442,500
				Minimum:	1	1.00	4	600	0	\$374.89	\$334,000
				Average:	2	1.62	37	976	890	\$425.62	\$403,638
				Median:	2	2.00	35	1,122	1,000	\$383.16	\$428,000

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 'Canyon Villas (CANV)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: *Diane Cirignani*

Listings as of **01/04/19 at 8:49 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 'Canyon Villas (CANV)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW18283836	23412 Pacific Park Drive #42B	1	1	568	\$614.44	11/29/2018	36	\$349,000
OC18257853	23412 Pacific Park Drive #17B	1	1	762	\$492.13	10/24/2018	72	\$375,000
OC18261901	23412 Pacific Park Drive #31B	2	2	1,090	\$376.06	10/30/2018	66	\$409,900
LG18195188	23412 Pacific Park Drive #22D	2	2	1,132	\$369.17	08/10/2018	147	\$417,900

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18107485	23412 Pacific Park Drive #27C	1	1	600	\$556.67	05/08/2018	08/07/2018	63	\$359,000	\$334,000	93.04
OC18245321	23412 Pacific Park Drive #9K	1	1	762	\$465.88	10/04/2018	11/13/2018	9	\$355,000	\$355,000	100.00
OC18165958	23412 Pacific Park Drive #15A	1	1	762	\$479.00	07/11/2018	07/31/2018	4	\$369,000	\$365,000	98.92
PW18146240	23412 PACIFIC PARK Drive #28B	1	1	762	\$484.25	06/19/2018	08/27/2018	39	\$369,000	\$369,000	100.00
OC18212890	23412 Pacific Park Drive #9A	1	1	762	\$498.69	08/28/2018	11/16/2018	35	\$379,900	\$380,000	100.03
OC18264638	23412 Pacific Park Drive #20F	2	2	1,122	\$376.11	11/03/2018	12/20/2018	31	\$429,900	\$422,000	98.16
NP18218451	23412 Pacific Park Drive #23F	2	2	1,122	\$381.46	09/06/2018	11/20/2018	47	\$428,000	\$428,000	100.00
OC18228952	23412 Pacific Park Drive #24E	2	2	1,140	\$376.23	09/27/2018	12/06/2018	45	\$428,900	\$428,900	100.00
OC18227001	23412 Pacific Park Drive #11H	2	2	1,122	\$383.16	09/01/2018	10/25/2018	6	\$429,900	\$429,900	100.00
OC18126887	23412 Pacific Park Drive #35K	2	2	1,147	\$374.89	07/25/2018	09/06/2018	26	\$434,900	\$430,000	98.87
OC18185140	23412 Pacific Park Drive #18C	2	2	1,132	\$380.74	07/31/2018	09/04/2018	7	\$434,000	\$431,000	99.31
CV18144148	23412 Pacific Park Drive #33C	2	2	1,132	\$381.63	06/16/2018	09/21/2018	74	\$435,000	\$432,000	99.31
OC18136449	23412 Pacific Park Drive #2K	2	2	1,122	\$394.39	06/08/2018	07/12/2018	4	\$439,900	\$442,500	100.59

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
LG18294977	23412 Pacific Park Drive #17E	1	1	762	\$482.81	12/20/2018	2	\$367,900

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	7	6
Absorption Rate (Total Sales/Months)	0.00	2.33	2.00
Total # of Comparable Active Listings	3	3	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.29	2.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$430,000	\$425,000
Median Comparable Sales DOM	0	26	33
Median Comparable List Price (Listings Only)	\$369,000	\$428,000	\$375,000
Median Comparable Listings DOM (Listings Only)	63	47	66
Median Sale Price / Median List Price %	0.00%	99.08%	99.19%

**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.*