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17 Blue Point



Aliso Viejo • [Map](#)

Active • Condominium

\$649,000

17 days on the market • Listed On 12/15/2018

3 beds, 3 baths • 1,497 sqft • No lot size data • \$433.53/sqft • Built in 1995

BEAUTIFUL CAPE SERIES HOME IN PREMIUM CUL DE SAC LOCATION WITH EXTRA LONG DRIVEWAY, CUSTOM BUILT IN STORAGE CABINETS & WORKBENCH IN LARGE GARAGE...CATHEDRAL CEILINGS...Vaulted Ceilings in Large Master Bedroom & Master Bath, Vaulted Ceilings in 2nd and 3rd bedrooms. Large Master Suite with Large Closet, Mirrored Vanity with Dual Sinks. Beautiful Maple Hardwood Floors in Entry, Living Room & Kitchen. ... [More](#)

ML# OC18291168

5 Blue Point



Aliso Viejo • [Map](#)

Pending • Condominium

\$685,000

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

3 beds, 3 baths • 1,660 sqft • 3,800 sqft lot • \$412.65/sqft • Built in 1994

OPEN FLOOR PLAN WITH CATHEDRAL CEILINGS, DESIGNER UPGRADES THROUGHOUT AND CUL-DE-SAC LOCATION WITH LONG DRIVEWAY! Awesome floor plan offering a large living and dining room with high ceilings and upgraded recessed lighting, custom staircase with white stair risers and high windows to bring in plenty of natural light. Separate family room (currently used as dining room) with designer ledger stone accent... [More](#)

ML# OC18282121

11 Ocean Mist # 44



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$599,900 / \$620,000 ↑

18 days on the market • Sold On 09/14/2018

3 beds, 3 baths • 1,641 sqft • 0 sqft lot • \$377.82/sqft • Built in 1994

LIVE AUCTION - Bidding to start from \$599,900-FIXER, FIXER, FIXER! Instant equity from the moment you close escrow on this home. Bring your imagination & your tools . 11 Ocean Mist is nestled in the Cape Series tract of Aliso Viejo, where as soon as you enter the community you feel as if you have been transported to the east coast, surrounded by quintessential Cape Cod homes. Located on a cul-de-sac st... [More](#)

ML# OC18179592

©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:	3	Maximum:	3/3.00	1,660	3,800	\$685,000	\$620,000	\$433.53
Total on Market:	1	Minimum:	3/3.00	1,497	0	\$599,900	\$620,000	\$377.82
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,599	1,900	\$644,633	\$620,000	\$408.00
		Median:	3/3.00	1,641	1,900	\$649,000	\$620,000	\$412.65

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
17 Blue Point	AV	1995	PRO	12/15/2018	3	3	17/17	1,497		\$433.53	\$649,000
				Maximum:	3/	3.00	17	1,497		\$433.53	\$649,000
				Minimum:	3	3.00	17	1,497		\$433.53	\$649,000
				Average:	3	3.00	17	1,497		\$433.53	\$649,000
				Median:	3	3.00	17	1,497		\$433.53	\$649,000

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
5 Blue Point	AV	1994	STD	12/07/2018	3	3	8/104	1,660	3,800	\$412.65	\$685,000
				Maximum:	3/	3.00	104	1,660	3,800	\$412.65	\$685,000
				Minimum:	3	3.00	104	1,660	3,800	\$412.65	\$685,000
				Average:	3	3.00	104	1,660	3,800	\$412.65	\$685,000
				Median:	3	3.00	104	1,660	3,800	\$412.65	\$685,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
11 Ocean Mist #44	AV	1994	AUC	09/14/2018	3	3	18/18	1,641	0	\$377.82	\$620,000
				Maximum:	3	3.00	18	1,641	0	\$377.82	\$620,000
				Minimum:	3	3.00	18	1,641	0	\$377.82	\$620,000
				Average:	3	3.00	18	1,641	0	\$377.82	\$620,000
				Median:	3	3.00	18	1,641	0	\$377.82	\$620,000

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 'Cape Series (CAPE)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:50 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 'Cape Series (CAPE)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18291168	17 Blue Point	3	3	1,497	\$433.53	12/15/2018	17	\$649,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18179592	11 Ocean Mist #44	3	3	1,641	\$377.82	08/02/2018	09/14/2018	18	\$599,900	\$620,000	103.35

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18282121	5 Blue Point	3	3	1,660	\$412.65	11/29/2018	8	\$685,000

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	0
Absorption Rate (Total Sales/Months)	0.00	0.33	0.00
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$620,000	\$0
Median Comparable Sales DOM	0	18	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$667,000
Median Comparable Listings DOM (Listings Only)	0	0	13
Median Sale Price / Median List Price %	0.00%	103.35%	0.00%

*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.