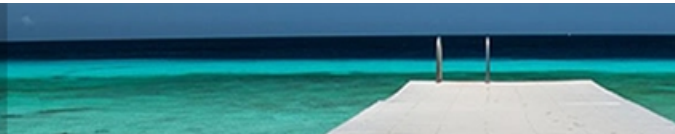


Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



73 Breakers Ln



Active • Condominium

\$430,000 ↓

118 days on the market • Listed On 09/20/2018

2 beds, 2 baths • 918 sqft • No lot size data • \$468.41/sqft • Built in 1997

Priced to SELL! 2B/2B with nobody above/below, attached Direct Access 1-car Garage, & New PEX plumbing/re-pipe. Open floor plan with great natural lighting, recessed lighting, new bathroom vanities/mirrors, wood laminate flooring, ceiling fans, stone counter tops at breakfast bar & linen closet, closet organizer in master, Wifi enabled RING entry doorbell system, high-end security system, plantation shu... [More](#)

Aliso Viejo • [Map](#)

ML# OC18229504

61 Carlsbad Ln



Active • Condominium

\$435,000 ↓

112 days on the market • Listed On 09/14/2018

2 beds, 2 baths • 918 sqft • 1,000 sqft lot • \$473.86/sqft • Built in 1997

Welcome home to the light and bright carriage unit with Remodeled Kitchen! All living area and bedrooms on second floor. Updated kitchen includes new expanded cabinets, new appliances (dishwasher never been used!) sink counter bar lowered so it is open to living room. Spacious master bedroom with bathroom attached. Generously sized secondary bedroom and secondary bathroom. Entire community was re-p... [More](#)

Aliso Viejo • [Map](#)

ML# OC18225896

25 Coronado Cay Ln



Active • Condominium

\$436,000 ↓

206 days on the market • Listed On 06/12/2018

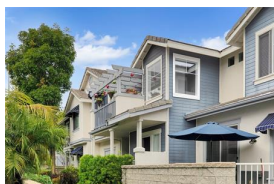
2 beds, 2 baths • 1,000 sqft • No lot size data • \$436.00/sqft • Built in 1997

Highly Desired 2 Bedroom, 2 Full Bath Carriage Unit with no-one above or below. This Charming Former Model has an Oversized One Car Attached Garage with New Opener, Built-in and Overhead Storage with direct access to the Condo! Vaulted Ceilings with Tons of Light, Large Living Room with Fireplace and Covered Balcony, Chefs Kitchen with newer Soft Closing Cabinets/Drawers and Beautiful Quartz Counterto... [More](#)

Aliso Viejo • [Map](#)

ML# LG18140227

21 Carlsbad Ln



Active • Condominium

\$443,000

21 days on the market • Listed On 12/14/2018

2 beds, 2 baths • 920 sqft • No lot size data • \$481.52/sqft • Built in 1994

CHARMING, is the perfect words to describe this beautiful home with upgraded kitchen countertop, cabinets, flooring, bathrooms and with a final touch of stylish crown molding! This is what other homes are compared to! Perfect location to all of what Orange County has to offer! Come see this highly upgraded home and you will feel right at home! ONE MORE GREAT FEATURE ABOUT THE AMAZING HOME IS; THE PARKI... [More](#)

Aliso Viejo • [Map](#)

ML# OC18289416

38 Carlsbad Ln



Active • Townhouse

\$485,000 ↓

37 days on the market • Listed On 11/28/2018

2 beds, 3 baths • 1,082 sqft • No lot size data • \$448.24/sqft • Built in 1996

AWESOME PERIMETER LOCATION WITH LARGE YARD, PRIVACY AND VIEWS! Highly sought after two-story townhouse with no one above or below offering two master suites, 2.5 bathrooms. The living and dining room with fireplace opens to the awesome kitchen with granite counter tops, designer stainless steel sink and faucet, stainless steel appliances, lots of cabinets, pantry and recessed lighting. Upgraded laminat... [More](#)

Aliso Viejo • [Map](#)

ML# OC18277547

35 Carlsbad LnAliso Viejo • [Map](#)**Closed • Townhouse**

List / Sold:

\$436,999 / \$425,000 ↓**62 days on the market • Sold On 12/07/2018****2 beds, 2 baths • 918 sqft • 0 sqft lot • \$462.96/sqft • Built in 1997**

Celebrate The Holidays In Your New Home!!...In this highly desirable community of Coronado!!...Remarkable carriage unit, no one above or below, with a versatile floor plan that offers open living space. FEATURES INCLUDED ARE: Gorgeous high quality wood laminate flooring throughout, beautiful plantation shutters, designer paint, upgraded kitchen includes refrigerator with stove that was never used like ... [More](#)

ML# OC18217016**19 Coronado Cay Ln**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$438,000 / \$432,000 ↓**26 days on the market • Sold On 10/22/2018****2 beds, 2 baths • 918 sqft • 1,000 sqft lot • \$470.59/sqft • Built in 1997**

Welcome home to the highly sought after city of Aliso Viejo, centrally located in coastal Orange County. Beautiful wood laminate flooring, fresh plush carpeting, and light-catching windows throughout complement the bright and airy floorplan of this charming two-bedroom condominium. The light and bright kitchen features fresh white cabinets, white tiled counters, and a separate dining area. Open to the ... [More](#)

ML# OC18222870**108 Breakers Ln**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$449,900 / \$443,500 ↓**36 days on the market • Sold On 08/07/2018****2 beds, 2 baths • 918 sqft • 0 sqft lot • \$483.12/sqft • Built in 1995**

HUGE Price Reduction! Welcome to this adorable two bedroom, two full bath carriage unit in the highly sought after Coronado Cay community. Just a few features of this cozy home include plenty of natural light, an open concept floor plan, recessed lighting, no one above or below, a one car attached garage with plenty of storage space, as well as an assigned parking space right outside the front door. ... [More](#)

ML# OC18119850**43 Carlsbad Ln**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$449,000 / \$449,000**99 days on the market • Sold On 10/16/2018****2 beds, 3 baths • 1,099 sqft • 1 sqft lot • \$408.55/sqft • Built in 1997**

You'll find an amazing value in this two bedroom Coronado town-home! With high ceilings downstairs, you will enjoy the light-filled open floor-plan with space to entertain, to enjoy a movie or just read a book. The great room also gives you plenty of room for dining even if your table seats 6-8 people! The kitchen is open to the family and dining room with a breakfast bar, plenty of counter space an... [More](#)

ML# OC18127395**117 Breakers Ln**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

\$459,990 / \$458,000 ↓**6 days on the market • Sold On 07/19/2018****2 beds, 2 baths • 918 sqft • 1,000 sqft lot • \$498.91/sqft • Built in 1997**

This Stunning, Airy and Bright Condo is located in the desirable Coronado Community. This Charming home has a 1 Car Attached Garage with direct access to this wonderful condo, featuring two bedrooms and two full baths. Vaulted Ceilings with Tons of Light, Large Living Room with Fireplace and Covered Balcony, Gourmet Kitchen with Granite counter tops and Stainless Steel appliances. 1 Additional Assigned... [More](#)

ML# PF18141613

31 Carlsbad Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$495,000 / \$495,000

21 days on the market • Sold On 12/14/2018

2 beds, 3 baths • 1,054 sqft • acre(s) lot • \$469.64/sqft • Built in 1998

Most desirable floor plan and best track location in the highly desired community of Coronado. Original owner with pride of ownership and it shows! This absolutely adorable front-end unit is a Model 3 Catalina home boasting 2 spacious bedrooms and 2.5 baths. Not only does the large Master bedroom have travertine flooring, walk-in closet, wood shade shutters, and crown modeling throughout; the secondary... [More](#)

ML# OC18233402

15 Breakers Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$519,000 / \$515,000 ↓

23 days on the market • Sold On 08/21/2018

3 beds, 3 baths • 1,304 sqft • No lot size data • \$394.94/sqft • Built in 1996

Tastefully upgraded 3 Bedroom Townhome in the highly desirable Coronado neighborhood in Aliso Viejo. Located on the perimeter of the community, this home features a private front yard and upstairs patio, open concept design with an inviting Living Room, separate Dining Area, and upgraded Kitchen with rich granite counters, stainless steel appliances and sink, and plenty of cabinets space. Attached di... [More](#)

ML# OC18164539

35 Breakers Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$520,000 / \$525,000 ↑

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

3 beds, 3 baths • 1,304 sqft • No lot size data • \$402.61/sqft • Built in 1994

EXCEPTIONAL 3 BEDROOM, TWO STORY TOWNHOUSE WITH PRIVATE YARD, TWO CAR ATTACHED GARAGE & UPGRADES. Highly sought after Coronado Cay community and an desirable perimeter location with added privacy and tastefully landscaped yard. Living and dining room with fireplace, kitchen featuring stone countertops, stainless steel appliances, sink, designer faucet and upgraded recessed lighting, and attached two ca... [More](#)

ML# OC18113913

5 Coronado Cay Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$539,900 / \$535,000 ↓

52 days on the market • Sold On 10/29/2018

3 beds, 3 baths • 1,348 sqft • 1,000 sqft lot • \$396.88/sqft • Built in 1997

Surrounded by nature, with a private greenery-lined walkway, this Cape Cod style home sits on an unusually large and private lot. Downstairs, the living room, dining room, and kitchen are all open to each other, and are united by tile flooring with diamond inlays and fresh new paint throughout. The kitchen has granite countertops, stainless steel appliances, custom tile backsplash, plenty of cabinets, ... [More](#)

ML# OC18189792

65 Carlsbad Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$554,000 / \$550,000 ↓

59 days on the market • Sold On 09/28/2018

3 beds, 3 baths • 1,351 sqft • No lot size data • \$407.11/sqft • Built in 1995

An Exceptional opportunity to own this highly upgraded condo, located in a private and quiet part of the highly desirable Coronado Community, within the heart of Aliso Viejo! This unit features one of the largest floor plans in the community, featuring 3 full bedrooms, 2 and ½ baths, private master deck and front patio enclosure!! Upgrades include laminate wood flooring throughout the entire home, Pla... [More](#)

ML# OC18147200

106 Breakers Ln



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:
\$549,000 / \$553,000 ↑

42 days on the market • **Sold On 07/13/2018**

3 beds, 3 baths • **1,348 sqft** • **0 sqft lot** • **\$410.24/sqft** • **Built in 1996**

Beautiful corner condo situated in the charming and private community of Coronado. This 3 bedroom, 2.5 bath condo is move in ready, great carpet upstairs, and recessed lighting throughout. The kitchen has classic counter tops with great space. bedrooms are located upstairs with recessed lights. The master has a walk-in closet, and skylight bathroom. The first floor to garage have space for washer and ... [More](#)

ML# OC18093078

©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:	16	Maximum:	3/3.00	1,351	1,000	\$554,000	\$553,000	\$498.91
Total on Market:	5	Minimum:	2/2.00	918	0	\$430,000	\$425,000	\$394.94
Sold/Exp Ratio:	0.00	Average:	2/2.50	1,082	445	\$477,487	\$489,136	\$444.60
		Median:	2/2.50	1,027	1	\$454,945	\$495,000	\$455.60

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
73 Breakers LN	AV	1997	STD	09/20/2018	2	2	106/118	918		\$468.41	\$430,000
61 Carlsbad LN	AV	1997	STD	09/14/2018	2	2	112/112	918	1,000	\$473.86	\$435,000
25 Coronado Cay LN	AV	1997	STD	06/12/2018	2	2	206/206	1,000		\$436.00	\$436,000
21 Carlsbad LN	AV	1994	STD	12/14/2018	2	2	21/21	920		\$481.52	\$443,000
38 Carlsbad LN	AV	1996	STD	11/28/2018	2	3	37/37	1,082		\$448.24	\$485,000
		Maximum:	2/	3.00	206	1,082	1,000	\$481.52	\$485,000		
		Minimum:	2	2.00	21	918	1,000	\$436.00	\$430,000		
		Average:	2	2.20	99	968	1,000	\$461.61	\$445,800		
		Median:	2	2.00	112	920	1,000	\$468.41	\$436,000		

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
35 Carlsbad LN	AV	1997	STD	12/07/2018	2	2	62/62	918	0	\$462.96	\$425,000
19 Coronado Cay LN	AV	1997	STD	10/22/2018	2	2	26/26	918	1,000	\$470.59	\$432,000
108 Breakers LN	AV	1995	SPAY	08/07/2018	2	2	36/36	918	0	\$483.12	\$443,500
43 Carlsbad LN	AV	1997	STD	10/16/2018	2	3	99/99	1,099	1	\$408.55	\$449,000
117 Breakers LN	AV	1997	STD	07/19/2018	2	2	6/6	918	1,000	\$498.91	\$458,000
31 Carlsbad LN	AV	1998	STD	12/14/2018	2	3	21/21	1,054	0	\$469.64	\$495,000
15 Breakers LN	AV	1996	STD	08/21/2018	3	3	23/23	1,304		\$394.94	\$515,000
35 Breakers LN	AV	1994	STD	08/07/2018	3	3	48/48	1,304		\$402.61	\$525,000
5 Coronado Cay LN	AV	1997	STD	10/29/2018	3	3	52/52	1,348	1,000	\$396.88	\$535,000
65 Carlsbad LN	AV	1995	STD	09/28/2018	3	3	59/59	1,351		\$407.11	\$550,000
106 Breakers LN	AV	1996	STD	07/13/2018	3	3	42/42	1,348	0	\$410.24	\$553,000
		Maximum:	3	3.00	99	1,351	1,000	\$498.91	\$553,000		
		Minimum:	2	2.00	6	918	0	\$394.94	\$425,000		
		Average:	2	2.64	43	1,135	375	\$436.87	\$489,136		
		Median:	2	3.00	42	1,099	1	\$410.24	\$495,000		

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 'Coronado (CORO)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:53 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 'Coronado (CORO)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18229504	73 Breakers Lane	2	2	918	\$468.41	09/20/2018	106	\$430,000
OC18225896	61 Carlsbad Lane	2	2	918	\$473.86	09/14/2018	112	\$435,000
LG18140227	25 Coronado Cay Lane	2	2	1,000	\$436.00	06/12/2018	206	\$436,000
OC18289416	21 Carlsbad Lane	2	2	920	\$481.52	12/14/2018	21	\$443,000
OC18277547	38 Carlsbad Lane	2	3	1,082	\$448.24	11/28/2018	37	\$485,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18217016	35 Carlsbad Lane	2	2	918	\$462.96	09/05/2018	12/07/2018	62	\$436,999	\$425,000	97.25
OC18222870	19 Coronado Cay Lane	2	2	918	\$470.59	09/13/2018	10/22/2018	26	\$438,000	\$432,000	98.63
OC18119850	108 Breakers Lane	2	2	918	\$483.12	05/22/2018	08/07/2018	36	\$449,900	\$443,500	98.58
OC18127395	43 Carlsbad Lane	2	3	1,099	\$408.55	06/01/2018	10/16/2018	99	\$449,000	\$449,000	100.00
PF18141613	117 Breakers Lane	2	2	918	\$498.91	06/13/2018	07/19/2018	6	\$459,990	\$458,000	99.57
OC18233402	31 Carlsbad Lane	2	3	1,054	\$469.64	09/25/2018	12/14/2018	21	\$495,000	\$495,000	100.00
OC18164539	15 Breakers Lane	3	3	1,304	\$394.94	07/09/2018	08/21/2018	23	\$519,000	\$515,000	99.23
OC18113913	35 Breakers Lane	3	3	1,304	\$402.61	05/18/2018	08/07/2018	48	\$520,000	\$525,000	100.96
OC18189792	5 Coronado Cay Lane	3	3	1,348	\$396.88	08/05/2018	10/29/2018	52	\$539,900	\$535,000	99.09
OC18147200	65 Carlsbad Lane	3	3	1,351	\$407.11	06/22/2018	09/28/2018	59	\$554,000	\$550,000	99.28
OC18093078	106 Breakers Lane	3	3	1,348	\$410.24	04/29/2018	07/13/2018	42	\$549,000	\$553,000	100.73

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	5
Absorption Rate (Total Sales/Months)	0.00	2.00	1.67
Total # of Comparable Active Listings	4	6	5
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.00	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$520,000	\$449,000
Median Comparable Sales DOM	0	39	52
Median Comparable List Price (Listings Only)	\$484,500	\$436,500	\$436,000
Median Comparable Listings DOM (Listings Only)	79	84	106
Median Sale Price / Median List Price %	0.00%	100.10%	100.00%

*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.