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**19 Cottage Ln** **Active • Condominium** **\$575,000** ↓



**91 days on the market • Listed On 10/05/2018**  
**2 beds, 3 baths • 1,415 sqft • 4,792 sqft lot • \$406.36/sqft • Built in 1994**  
 AWESOME CORNER LOT LOCATION AND LARGE YARD WITH PRIVACY SURROUNDED BY MATURE TREES! Spacious floor plan featuring a large living/great room with high ceilings and fireplace, separate dining room and kitchen with granite countertops. Two master suites with rear master suite featuring a walk in closet and large bathroom with separate tub and shower with upgraded glass enclosure. Exceptional corner lot wi... [More](#)

**Aliso Viejo • [Map](#)** **ML# OC18242152**

**115 Cottage Ln** **Active • Condominium** **\$798,000** ↓



**155 days on the market • Listed On 08/02/2018**  
**3 beds, 3 baths • 1,904 sqft • 4,792 sqft lot • \$419.12/sqft • Built in 1994**  
 Beautiful and uniquely upgraded 3BD, 2.5BA home with approximately 1,900 SF plus two-car attached garage. Near Aliso and Wood Canyon wilderness parks with over 22 miles of wonderful hiking and mountain biking trails. Boasting high ceilings, large windows, and maple wood flooring with 5" baseboards throughout. The kitchen features a built-in dining nook, solid granite counter tops and back splash, and p... [More](#)

**Aliso Viejo • [Map](#)** **ML# OC18186887**

**110 Cottage Ln** **Active • Condominium** **\$799,000** ↓



**115 days on the market • Listed On 09/11/2018**  
**4 beds, 3 baths • 2,100 sqft • 4,792 sqft lot • \$380.48/sqft • Built in 1994**  
 Drastic price reduction! Seller motivated. Beautiful detached 4 BD 3 BA approximately 2,100 SF home includes a roomy loft and attached 2-car garage. Downstairs boasts a full bath and the 4th bedroom which is currently being used as an office. The formal living room features a cozy fireplace and rich hardwood floors, and opens to the bright dining room with two-story ceilings and clerestory windows bathi... [More](#)

**Aliso Viejo • [Map](#)** **ML# OC18189512**

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## Quick CMA Report

		<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>
<b>Total Listings:</b>	3	<b>Maximum:</b>	4/3.00	2,100	4,792	\$799,000	\$419.12
<b>Total on Market:</b>	3	<b>Minimum:</b>	2/3.00	1,415	4,792	\$575,000	\$380.48
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,806	4,792	\$724,000	\$401.98
		<b>Median:</b>	3/3.00	1,904	4,792	\$798,000	\$406.36

### Active

<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>List Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
19 Cottage LN	AV	1994	STD	10/05/2018	2	3	91/91	1,415	4,792	\$406.36	\$575,000
115 Cottage LN	AV	1994	STD	08/02/2018	3	3	155/155	1,904	4,792	\$419.12	\$798,000
110 Cottage LN	AV	1994	STD	09/11/2018	4	3	115/115	2,100	4,792	\$380.48	\$799,000

<b>Maximum:</b>	4/	3.00	155	2,100	4,792	\$419.12	\$799,000
<b>Minimum:</b>	2	3.00	91	1,415	4,792	\$380.48	\$575,000
<b>Average:</b>	3	3.00	120	1,806	4,792	\$401.98	\$724,000
<b>Median:</b>	3	3.00	115	1,904	4,792	\$406.36	\$798,000

### 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 'Cottages (COT)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:54 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 'Cottages (COT)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18242152	19 Cottage Lane	2	3	1,415	\$406.36	10/05/2018	91	\$575,000
OC18186887	115 Cottage Lane	3	3	1,904	\$419.12	08/02/2018	155	\$798,000
OC18189512	110 Cottage Lane	4	3	2,100	\$380.48	09/11/2018	115	\$799,000

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	0	0
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00
Total # of Comparable Active Listings	0	2	3
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	\$0	\$0
Median Comparable Sales DOM	0	0	0
Median Comparable List Price (Listings Only)	\$0	\$798,500	\$798,000
Median Comparable Listings DOM (Listings Only)	0	135	115
Median Sale Price / Median List Price %	0.00%	0.00%	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.