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### 15 Monstad St



Aliso Viejo • [Map](#)

### Pending • Single Family Residence

**\$869,000 - \$849,000** ↓

130 days on the market • Listed On 07/13/2018

4 beds, 3 baths • 2,200 sqft • 3,218 sqft lot • \$395.00/sqft • Built in 2000

TURNKEY in Cozumel, MOVE RIGHT INTO this approximately 2200 sq ft Four Bedrooms & Three Bathroom beauty! Many terrific features including Two Car Garage w/Direct Access & Overhead Storage. Smart and energy efficient with SOLAR PANELS! WHOLE house water treatment included! Enjoy the conveniences of a Wink driven Smart Home - monitor home from anywhere. Ceiling fans in all bedrooms, closet organizers, wi... [More](#)

ML# OC18168772

### 35 Deerborn Dr



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$718,000 / \$741,000** ↑

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

3 beds, 3 baths • 1,611 sqft • 3,330 sqft lot • \$459.96/sqft • Built in 1995

Prestigious California Summit home in spectacular location. Exterior and interior just painted. This 3 bedroom 2.5 bath home is located on end unit, with low maintenance landscaped yard. This spacious light and bright home has lots of windows offering an abundance of open space & natural light with its high vaulted ceilings. The floorplan has a large living & dining room as well as a large family room ... [More](#)

ML# PW18177879

### 31 Kewen Way



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$850,000 / \$818,000** ↓

31 days on the market • Sold On 02/05/2018

3 beds, 3 baths • 2,054 sqft • 3,218 sqft lot • \$398.25/sqft • Built in 1998

Highly upgraded & ready to move in! This remodeled stunner is located in one of the most sought neighborhoods of Aliso Viejo. Easy access to 73 toll freeway and just 7 miles to Monarch Beach in Dana Point. Natural light abounds and the house boasts a granite island kitchen with built in wine fridge, amazing tiled backsplash, bamboo floors, high ceilings and a 2 car garage. Designer paint and wall treat... [More](#)

ML# OC17272927

### 18 Kewen Way



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$879,998 / \$876,000** ↓

12 days on the market • Sold On 03/15/2018

4 beds, 3 baths • 2,354 sqft • 3,218 sqft lot • \$372.13/sqft • Built in 1999

Welcome home to 18 Kewen located in the beautiful city of Aliso Viejo. Awesome location and wonderful, friendly neighborhood close to toll roads, restaurants, highly rated schools; public and private and tons of open green space. This 4 Bedroom, 2 1/2 bath home features coffered ceilings and a custom wrought iron staircase offering an elegant sight as well as a high end kitchen recently remodeled wit... [More](#)

ML# OC18012997

### 18 Monstad St



Aliso Viejo • [Map](#)

### Closed • Single Family Residence

List / Sold:  
**\$869,000 / \$897,000** ↑

8 days on the market • Sold On 04/03/2018

4 beds, 3 baths • 2,132 sqft • 3,218 sqft lot • \$420.73/sqft • Built in 1998

View! View! View! Fabulous Home with Spectacular Unobstructed Panoramic Views of Mountains, Hills, City Lights, and Gorgeous Sunrises! Located in the Highly Desired Cozumel Neighborhood, this Upgraded Turnkey Home Boasts 4 Bedrooms, 2.5 Bathrooms, 1 year old Central A/C & Furnace and Water Heater, Open Concept Flr plan, Soaring Ceilings, Tall Windows & High Transom Windows for Natural Light, Recessed ... [More](#)

ML# OC18043844



## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	5	<b>Maximum:</b>	4/3.00	2,354	3,330	\$879,998	\$897,000	\$459.96
<b>Total on Market:</b>	0	<b>Minimum:</b>	3/3.00	1,611	3,218	\$718,000	\$741,000	\$372.13
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/3.00	2,070	3,240	\$837,200	\$833,000	\$409.21
		<b>Median:</b>	4/3.00	2,132	3,218	\$869,000	\$847,000	\$398.25

### Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
15 Monstad ST	AV	2000	STD	11/20/2018	4	3	130/130	2,200	3,218	\$395.00	\$869,000
				<b>Maximum:</b>	4/	3.00	130	2,200	3,218	\$395.00	\$869,000
				<b>Minimum:</b>	4	3.00	130	2,200	3,218	\$395.00	\$869,000
				<b>Average:</b>	4	3.00	130	2,200	3,218	\$395.00	\$869,000
				<b>Median:</b>	4	3.00	130	2,200	3,218	\$395.00	\$869,000

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
35 Deerborn DR	AV	1995	STD	09/10/2018	3	3	8/8	1,611	3,330	\$459.96	\$741,000
31 Kewen WY	AV	1998	STD	02/05/2018	3	3	31/31	2,054	3,218	\$398.25	\$818,000
18 Kewen WY	AV	1999	STD	03/15/2018	4	3	12/12	2,354	3,218	\$372.13	\$876,000
18 Monstad ST	AV	1998	STD	04/03/2018	4	3	8/8	2,132	3,218	\$420.73	\$897,000
				<b>Maximum:</b>	4	3.00	31	2,354	3,330	\$459.96	\$897,000
				<b>Minimum:</b>	3	3.00	8	1,611	3,218	\$372.13	\$741,000
				<b>Average:</b>	4	3.00	15	2,038	3,246	\$412.77	\$833,000
				<b>Median:</b>	4	3.00	10	2,093	3,218	\$409.49	\$847,000

### 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 01/09/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'Cozumel (COUZ)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:55 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 01/09/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Cozumel (COUZ)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW18177879	35 Deerborn Drive	3	3	1,611	\$459.96	07/30/2018	09/10/2018	8	\$718,000	\$741,000	103.20
OC17272927	31 Kewen Way	3	3	2,054	\$398.25	12/14/2017	02/05/2018	31	\$850,000	\$818,000	96.24
OC18012997	18 Kewen Way	4	3	2,354	\$372.13	01/26/2018	03/15/2018	12	\$879,998	\$876,000	99.55
OC18043844	18 Monstad Street	4	3	2,132	\$420.73	02/28/2018	04/03/2018	8	\$869,000	\$897,000	103.22

#### Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18168772	15 Monstad Street	4	3	2,200	\$395.00	07/13/2018	130	\$869,000

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)	3	1	0
Absorption Rate (Total Sales/Months)	0.50	0.33	0.00
Total # of Comparable Active Listings	0	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$876,000	\$741,000	\$0
Median Comparable Sales DOM	12	8	0
Median Comparable List Price (Listings Only)	\$0	\$869,000	\$869,000
Median Comparable Listings DOM (Listings Only)	0	130	130
Median Sale Price / Median List Price %	100.81%	103.20%	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.