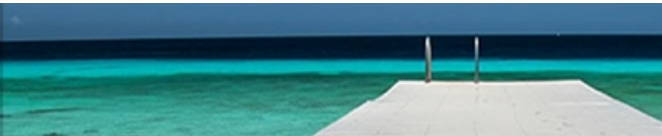


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107 Northern Pine



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$759,000 / \$759,000

3 days on the market • Sold On 06/29/2018

3 beds, 3 baths • 1,529 sqft • 3,536 sqft lot • \$496.40/sqft • Built in 1997

FORMER MODEL HOME WITH MOUNTAIN & CITY LIGHTS VIEWS NOW AVAILABLE IN ALISO VIEJO! This turn-key 3 bed/2.5 bath home shows pride of ownership throughout, featuring an open floorplan w/soaring 20ft ceilings on entry & lots of natural light. Highlights include: solid hardwood flooring in main living area, raised panel doors w/updated hardware, oversized crown molding & baseboards, main floor powder room w... [More](#)

ML# OC18130606

111 Northern Pine



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$799,900 / \$850,000 ↑

69 days on the market • Sold On 07/20/2018

4 beds, 3 baths • 2,680 sqft • 3,740 sqft lot • \$317.16/sqft • Built in 1997

SPACIOUS FLOOR PLAN FEATURING A LARGE BONUS ROOM, SPECTACULAR UPGRADES, CITY LIGHTS AND MOUNTAIN VIEWS! Model perfect four bedroom floor plan offering a large living and dining room, spacious family room with media niche and designer ledger stone accented fireplace and a large bonus room/huge loft! Stunning kitchen featuring a large center island, designer stone countertops, upgraded stainless steel ap... [More](#)

ML# OC18065409

25 Northern Pine



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$899,900 / \$859,000 ↓

120 days on the market • Sold On 01/26/2018

4 beds, 3 baths • 1,900 sqft • 3,950 sqft lot • \$452.11/sqft • Built in 1997

Wow, Amazing, Beautiful! This home is upgraded to the extreme and it is a gem! The kitchen is fully upgraded with new cabinets, marble counters, designer LED lighting, porcelain tile and high end fixtures. The hardware is modern with self closing hinges and all the bells and whistles. The entire home has been redone with bull-nosed corners, designer chandeliers and model perfect touches. The bathrooms ... [More](#)

ML# OC17200754

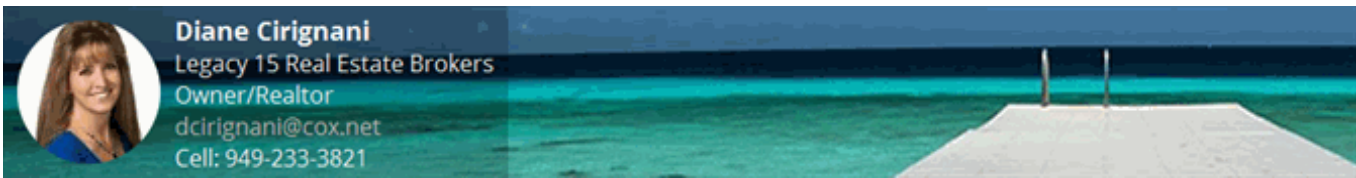
Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	3	Maximum:	4/3.00	2,680	3,950	\$899,900	\$859,000	\$496.40
Total on Market:	0	Minimum:	3/3.00	1,529	3,536	\$759,000	\$759,000	\$317.16
Sold/Exp Ratio:	0.00	Average:	4/3.00	2,036	3,742	\$819,600	\$822,667	\$421.89
		Median:	4/3.00	1,900	3,740	\$799,900	\$850,000	\$452.11

Closed												
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price	
107 Northern Pine	AV	1997	STD	06/29/2018	3	3	3/3	1,529	3,536	\$496.40	\$759,000	
111 Northern Pine	AV	1997	STD	07/20/2018	4	3	69/69	2,680	3,740	\$317.16	\$850,000	
25 Northern Pine	AV	1997	STD	01/26/2018	4	3	120/120	1,900	3,950	\$452.11	\$859,000	
					Maximum:	4	3.00	120	2,680	3,950	\$496.40	\$859,000
					Minimum:	3	3.00	3	1,529	3,536	\$317.16	\$759,000
					Average:	4	3.00	64	2,036	3,742	\$421.89	\$822,667
					Median:	4	3.00	69	1,900	3,740	\$452.11	\$850,000

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 'Crest (CRST)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 8:56 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 'Crest (CRST)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18130606	107 Northern Pine	3	3	1,529	\$496.40	06/01/2018	06/29/2018	3	\$759,000	\$759,000	100.00
OC18065409	111 Northern Pine	4	3	2,680	\$317.16	04/18/2018	07/20/2018	69	\$799,900	\$850,000	106.26
OC17200754	25 Northern Pine	4	3	1,900	\$452.11	08/30/2017	01/26/2018	120	\$899,900	\$859,000	95.46

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)	2	1	0
Absorption Rate (Total Sales/Months)	0.33	0.33	0.00
Total # of Comparable Active Listings	0	0	0
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	\$809,000	\$850,000	\$0
Median Comparable Sales DOM	62	69	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	97.53%	106.26%	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.