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15 Las Flores



Aliso Viejo • [Map](#)

Active • Condominium

\$650,000 ↑

72 days on the market • Listed On 10/24/2018

3 beds, 3 baths • 1,356 sqft • No lot size data • \$479.35/sqft • Built in 1996

Welcome to this modern, upgraded and updated three bedrooms, detached home in the gated community of Flores Los Alisos. Walking into this home, you'll notice the open floor plan with recently updated kitchen. New Cabinets, Quartz Countertops, Stainless Steel Oven and Sink. It's also very easy to entertain from with its open plan concept adjacent to a dining room and living room flush with natural light... [More](#)

ML# OC18256195

31 Las Flores



Aliso Viejo • [Map](#)

Active • Condominium

\$669,998 ↓

49 days on the market • Listed On 11/16/2018

3 beds, 3 baths • 1,463 sqft • No lot size data • \$457.96/sqft • Built in 1997

Welcome to this gorgeous 3 bedroom and 2.5 bathrooms detached home in the beautiful gated community of Flores Los Alisos. This home has brand new exterior paint and boasts one of the best locations in the tract with a larger back yard than other units in this neighborhood. It is situated near pool and spa with great curb appeal and interior location. Views of the hills and beautiful sky from the bed... [More](#)

ML# PW18275862

236 Las Flores



Aliso Viejo • [Map](#)

Active Under Contract • Condominium

\$640,000 ↑

162 days on the market • Listed On 06/21/2018

3 beds, 3 baths • 1,356 sqft • 1 sqft lot • \$471.98/sqft • Built in 1996

Beautifully upgraded, fully detached, three bedroom home in the Flores Los Alisos community of Aliso Viejo. With an open-concept floor plan, the downstairs does not disappoint: laminate wood flooring, high baseboards, granite counter-tops, white cabinetry in the kitchen, white appliances all with a separate dining space and flooded with natural light. Upstairs, the two secondary bedrooms are both gen... [More](#)

ML# OC18145533

17 Las Flores



Aliso Viejo • [Map](#)

Active Under Contract • Condominium

\$650,000

35 days on the market • Listed On 11/30/2018

2 beds, 3 baths • 1,301 sqft • 0 sqft lot • \$499.62/sqft • Built in 1996

Welcome home to this gorgeous detached two bedrooms plus loft home in the gated community of Flores Los Alisos. You'll be greeted by warm cherry-wood floors downstairs, rich soothing colors on the walls and a kitchen with beautiful granite counter-tops and glass tile back-splash. Wood shutters and crown moldings polish off the living room while the open floor-plan allows you to sit at the kitchen break... [More](#)

ML# OC18282805

5 Las Flores



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$595,000 / \$595,000

173 days on the market • Sold On 06/01/2018

2 beds, 3 baths • 1,289 sqft • 1,354 sqft lot • \$461.60/sqft • Built in 1998

** Location !! Location !! Location !! Light & Bright DETACHED condominium in Gated Community, Great location - End unit that backs to association pool. Very open spacious floor plan with 2 Bedrooms a loft that can be converted into third bedroom and 2.5 Baths. Living room with cozy fireplace and media niche. Kitchen with granite counters, breakfast bar and storage. Large master suit with walk... [More](#)

ML# PW18096512

172 Las Flores



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:

\$600,000 / \$595,000 ↓

46 days on the market • **Sold On 06/29/2018**

2 beds, 3 baths • **1,114 sqft** • **No lot size data** • **\$534.11/sqft** • **Built in 1996**

Welcome to 172 Las Flores, a beautifully remodeled detached home that has been meticulously maintained and upgraded with fine finishes throughout! As you walk into the home you are greeted with a newly tiled entry that opens to a spacious living room with soaring ceilings, a dramatic stacked stone fireplace, distressed espresso hardwood floors that also blanket the stairs, landing, and upstairs bedroom... [More](#)

ML# PW18097772

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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: | 6 | Maximum: | 3/3.00 | 1,463 | 1,354 | \$669,998 | \$595,000 | \$534.11 |
| Total on Market: | 2 | Minimum: | 2/3.00 | 1,114 | 0 | \$595,000 | \$595,000 | \$457.96 |
| Sold/Exp Ratio: | 0.00 | Average: | 3/3.00 | 1,313 | 452 | \$634,166 | \$595,000 | \$484.10 |
| | | Median: | 3/3.00 | 1,329 | 1 | \$645,000 | \$595,000 | \$475.66 |

Active

| Address | City | YrBuilt | Sale Type | List Date | Br | Bath | CDOM | Sqft | LSqft | \$/Sqft | Price |
|---------------|------|---------|-----------|-----------------|----|------|-------|-------|-------|----------|-----------|
| 15 Las Flores | AV | 1996 | STD | 10/24/2018 | 3 | 3 | 72/72 | 1,356 | | \$479.35 | \$650,000 |
| 31 Las Flores | AV | 1997 | STD | 11/16/2018 | 3 | 3 | 49/49 | 1,463 | | \$457.96 | \$669,998 |
| | | | | Maximum: | 3/ | 3.00 | 72 | 1,463 | | \$479.35 | \$669,998 |
| | | | | Minimum: | 3 | 3.00 | 49 | 1,356 | | \$457.96 | \$650,000 |
| | | | | Average: | 3 | 3.00 | 61 | 1,410 | | \$468.66 | \$659,999 |
| | | | | Median: | 3 | 3.00 | 61 | 1,410 | | \$468.66 | \$659,999 |

Active Under Contract

| Address | City | YrBuilt | Sale Type | Contract Date | Br | Bath | CDOM | Sqft | LSqft | \$/Sqft | Price |
|----------------|------|---------|-----------|-----------------|----|------|---------|-------|-------|----------|-----------|
| 236 Las Flores | AV | 1996 | STD | 12/24/2018 | 3 | 3 | 162/162 | 1,356 | 1 | \$471.98 | \$640,000 |
| 17 Las Flores | AV | 1996 | STD | 12/09/2018 | 2 | 3 | 35/35 | 1,301 | 0 | \$499.62 | \$650,000 |
| | | | | Maximum: | 3/ | 3.00 | 162 | 1,356 | 1 | \$499.62 | \$650,000 |
| | | | | Minimum: | 2 | 3.00 | 35 | 1,301 | 0 | \$471.98 | \$640,000 |
| | | | | Average: | 3 | 3.00 | 99 | 1,329 | 1 | \$485.80 | \$645,000 |
| | | | | Median: | 3 | 3.00 | 99 | 1,329 | 1 | \$485.80 | \$645,000 |

Closed

| Address | City | YrBuilt | Sale Type | COE Date | Br | Bath | CDOM | Sqft | LSqft | \$/Sqft | Price |
|----------------|------|---------|-----------|-----------------|----|------|-------|-------|-------|----------|-----------|
| 5 Las Flores | AV | 1998 | STD | 06/01/2018 | 2 | 3 | 7/173 | 1,289 | 1,354 | \$461.60 | \$595,000 |
| 172 Las Flores | AV | 1996 | STD | 06/29/2018 | 2 | 3 | 46/46 | 1,114 | | \$534.11 | \$595,000 |
| | | | | Maximum: | 2 | 3.00 | 173 | 1,289 | 1,354 | \$534.11 | \$595,000 |
| | | | | Minimum: | 2 | 3.00 | 46 | 1,114 | 1,354 | \$461.60 | \$595,000 |
| | | | | Average: | 2 | 3.00 | 110 | 1,202 | 1,354 | \$497.85 | \$595,000 |
| | | | | Median: | 2 | 3.00 | 110 | 1,202 | 1,354 | \$497.85 | \$595,000 |

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 04/29/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Flores Los Alisos (FLLA)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:01 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 04/29/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Flores Los Alisos (FLLA)'

Residential

Active

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | DOM | List Price |
|------------|---------------|----|----|-------|----------|------------|-----|------------|
| OC18256195 | 15 Las Flores | 3 | 3 | 1,356 | \$479.35 | 10/24/2018 | 72 | \$650,000 |
| PW18275862 | 31 Las Flores | 3 | 3 | 1,463 | \$457.96 | 11/16/2018 | 49 | \$669,998 |

Active Under Contract

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | DOM | List Price |
|------------|----------------|----|----|-------|----------|------------|-----|------------|
| OC18145533 | 236 Las Flores | 3 | 3 | 1,356 | \$471.98 | 06/21/2018 | 162 | \$640,000 |
| OC18282805 | 17 Las Flores | 2 | 3 | 1,301 | \$499.62 | 11/30/2018 | 35 | \$650,000 |

Closed

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | Sold Date | DOM | List Price | Sold Price | SP%LP |
|------------|----------------|----|----|-------|----------|------------|------------|-----|------------|------------|--------|
| PW18096512 | 5 Las Flores | 2 | 3 | 1,289 | \$461.60 | 04/26/2018 | 06/01/2018 | 7 | \$595,000 | \$595,000 | 100.00 |
| PW18097772 | 172 Las Flores | 2 | 3 | 1,114 | \$534.11 | 04/27/2018 | 06/29/2018 | 46 | \$600,000 | \$595,000 | 99.17 |

| 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 | 0 | 0 |
| Absorption Rate (Total Sales/Months) | 0.33 | 0.00 | 0.00 |
| Total # of Comparable Active Listings | 1 | 1 | 4 |
| Months of Housing Supply (Lst/Ab. Rate) | 3.00 | 0.00 | 0.00 |
| Median Sale & List Price DOM | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months |
| Median Comparable Sale Price | \$595,000 | \$0 | \$0 |
| Median Comparable Sales DOM | 27 | 0 | 0 |
| Median Comparable List Price (Listings Only) | \$640,000 | \$640,000 | \$650,000 |
| Median Comparable Listings DOM (Listings Only) | 162 | 162 | 49 |
| Median Sale Price / Median List Price % | 99.58% | 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.