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### 5 Cherrywood



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$518,000 / \$510,000** ↓

57 days on the market • Sold On 11/14/2018

2 beds, 3 baths • 1,160 sqft • 3,215 sqft lot • \$439.66/sqft • Built in 1989

Located in the beautiful community of Glenwood Park this 2 master suites condo boasts vaulted ceilings, lots of light, tranquil backyard and 2 car attached garage. With a private gated entrance to your home, you feel right at home as soon as you walk through the door. The impressive living room has cathedral vaulted ceiling, a cozy fireplace and steps right out to the peaceful backyard. Beautiful dark ... [More](#)

ML# OC18170261

### 8 Marigold # 30



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$514,999 / \$514,000** ↓

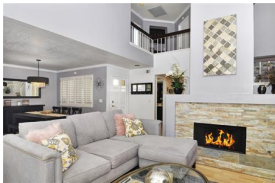
61 days on the market • Sold On 08/15/2018

2 beds, 3 baths • 1,271 sqft • 1,500 sqft lot • \$404.41/sqft • Built in 1988

PRICE REDUCTION!! Move-In Condition and Ready to show. Come see for yourself, this lovely Townhouse in the sought out of area of Glenwood Park with plenty of amenities. This home features a Living room with Fireplace, New flooring, remodeled kitchen, recently painted, and cozy loft upstairs. New ceiling fans. Two Bedrooms with en suite Baths. The loft is a rare find in the two bedroom units, this ... [More](#)

ML# MB18122231

### 5 Silveroak



Aliso Viejo • [Map](#)

**Closed • Townhouse**

List / Sold:

**\$519,900 / \$522,500** ↑

7 days on the market • Sold On 11/22/2018

2 beds, 3 baths • 1,300 sqft • 1,000 sqft lot • \$401.92/sqft • Built in 1989

Welcome to 5 Silveroak... located in the beautiful, highly desirable community of Glenwood Park. This home features 2 master suites, cathedral ceilings, lots of light, fully hard scape custom backyard and 2 car attached garage. As you enter the private gated courtyard, you will feel right at home. The bright, spacious living room has 2 story ceilings, a custom stone fireplace and steps right out to... [More](#)

ML# OC18258225

### 37 Marigold # 46



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$549,900 / \$560,000** ↑

19 days on the market • Sold On 11/06/2018

3 beds, 3 baths • 1,367 sqft • No lot size data • \$409.66/sqft • Built in 1987

Welcome home! Don't wait any longer for the home you've been waiting for. Situated in the perfect location within Aliso Viejo you're only minutes away from the Aliso Viejo Town Center, a block from Pinewood park, yet secluded within the heart of one of Orange County's best cities. Featuring wonderful features such as hardwood floors and gorgeous views of Saddleback Valley you'll know this is the perfec... [More](#)

ML# OC18224164

### 21 Twinberry



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$565,000 / \$562,000** ↓

21 days on the market • Sold On 11/09/2018

3 beds, 3 baths • 1,367 sqft • No lot size data • \$411.12/sqft • Built in 1989

Huge Price Adjustment! Terrific townhouse with a gated courtyard & flagstone patio. Fresh landscaping front and back. Enjoy your private patio with cover for extra shade & comfort directly off the living room. This spacious yard doesn't back to any homes, so it feels like a single family instead of a condo. Entering you will see designer paint & newer slate floors with 4" baseboards--cleanup is a breeze... [More](#)

ML# OC16107068

### 34 Meadowood



Aliso Viejo • [Map](#)

**Closed** • **Condominium**

List / Sold:

**\$620,000 / \$605,000** ↓

**18 days on the market** • **Sold On 08/07/2018**

**3 beds, 3 baths** • **1,370 sqft** • **3,215 sqft lot** • **\$441.61/sqft** • **Built in 1990**

Beautifully Remodeled End Unit Condo With Private Entrance In The Sought After Neighborhood Of Glenwood Park. Home Has Been Re-Piped With Pex. This Home Features 3 Bed, 2.5 Bath, 1370 Square Feet, 2 Car Attached Garage And A 60 Foot Long Grassy Back Yard And Wrap Around Courtyard. Newer Distressed Laminate Flooring, Kitchen Has Been Recently Remodeled And Reconfigured With Granite And Marble Subway Bac...

[More](#)

**ML# OC18147816**

### 2 Meadowood



Aliso Viejo • [Map](#)

**Closed** • **Condominium**

List / Sold:

**\$615,000 / \$615,000**

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

**3 beds, 3 baths** • **1,306 sqft** • **3,215 sqft lot** • **\$470.90/sqft** • **Built in 1989**

WOW! This is an INCREDIBLE opportunity. Tranquil and private wrap around yards like this are rarely available for sale in Aliso Viejo. Situated in fabulous Glenwood Park this 3 bedroom home with the most AMAZING location is waiting for you! Enter through the private gated entrance and experience the lush surroundings filled with views of the green belt, mature trees and the adjacent park. Entertain you... [More](#)

**ML# OC18244968**

### 12 Rosewood



Aliso Viejo • [Map](#)

**Closed** • **Townhouse**

List / Sold:

**\$625,000 / \$625,000**

**12 days on the market** • **Sold On 07/26/2018**

**3 beds, 3 baths** • **1,375 sqft** • **3,215 sqft lot** • **\$454.55/sqft** • **Built in 1989**

A true townhouse in the sought-after Glenwood Park community. Recently renovated and modernized kitchen and bathrooms. Designer upgrades throughout, including quartz counter tops, solid wood doors, baseboards, wood laminate floors, carpet and arabesque tile. A spacious 3 bedroom, 2.5 bath on large end unit lot, has been completely re-piped. Enter through the large courtyard to the front door and into t... [More](#)

**ML# OC18134307**

## 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> 8	<b>Maximum:</b> 3/3.00	1,375	3,215	\$625,000	\$625,000	\$470.90
<b>Total on Market:</b> 0	<b>Minimum:</b> 2/3.00	1,160	1,000	\$514,999	\$510,000	\$401.92
<b>Sold/Exp Ratio:</b> 0.00	<b>Average:</b> 3/3.00	1,315	2,560	\$565,975	\$564,188	\$429.23
	<b>Median:</b> 3/3.00	1,337	3,215	\$557,450	\$561,000	\$425.39

<b>Closed</b>											
<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>COE Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
5 Cherrywood	AV	1989	STD	11/14/2018	2	3	57/57	1,160	3,215	\$439.66	\$510,000
8 Marigold #30	AV	1988	STD	08/15/2018	2	3	61/61	1,271	1,500	\$404.41	\$514,000
5 Silveroak	AV	1989	STD	11/22/2018	2	3	7/7	1,300	1,000	\$401.92	\$522,500
37 Marigold #46	AV	1987	STD	11/06/2018	3	3	19/19	1,367		\$409.66	\$560,000
21 Twinberry	AV	1989	STD	11/09/2018	3	3	21/21	1,367		\$411.12	\$562,000
34 Meadowood	AV	1990	STD	08/07/2018	3	3	18/18	1,370	3,215	\$441.61	\$605,000
2 Meadowood	AV	1989	STD	12/12/2018	3	3	14/14	1,306	3,215	\$470.90	\$615,000
12 Rosewood	AV	1989	STD	07/26/2018	3	3	12/12	1,375	3,215	\$454.55	\$625,000
					<b>Maximum:</b> 3	3.00	61	1,375	3,215	\$470.90	\$625,000
					<b>Minimum:</b> 2	3.00	7	1,160	1,000	\$401.92	\$510,000
					<b>Average:</b> 3	3.00	26	1,315	2,560	\$429.23	\$564,188
					<b>Median:</b> 3	3.00	19	1,337	3,215	\$425.39	\$561,000

### 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 'Glenwood Park (GP)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:02 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 'Glenwood Park (GP)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18170261	5 Cherrywood	2	3	1,160	\$439.66	07/19/2018	11/14/2018	57	\$518,000	\$510,000	98.46
MB18122231	8 Marigold #30	2	3	1,271	\$404.41	05/23/2018	08/15/2018	61	\$514,999	\$514,000	99.81
OC18258225	5 Silveroak	2	3	1,300	\$401.92	10/24/2018	11/22/2018	7	\$519,900	\$522,500	100.50
OC18224164	37 Marigold #46	3	3	1,367	\$409.66	09/21/2018	11/06/2018	19	\$549,900	\$560,000	101.84
OC16107068	21 Twinberry	3	3	1,367	\$411.12	05/18/2016	11/09/2018	21	\$565,000	\$562,000	99.47
OC18147816	34 Meadowood	3	3	1,370	\$441.61	06/29/2018	08/07/2018	18	\$620,000	\$605,000	97.58
OC18244968	2 Meadowood	3	3	1,306	\$470.90	10/12/2018	12/12/2018	14	\$615,000	\$615,000	100.00
OC18134307	12 Rosewood	3	3	1,375	\$454.55	06/21/2018	07/26/2018	12	\$625,000	\$625,000	100.00

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	3	5
Absorption Rate (Total Sales/Months)	0.00	1.00	1.67
Total # of Comparable Active Listings	2	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$605,000	\$560,000
Median Comparable Sales DOM	0	18	19
Median Comparable List Price (Listings Only)	\$567,500	\$549,900	\$0
Median Comparable Listings DOM (Listings Only)	40	19	0
Median Sale Price / Median List Price %	0.00%	97.58%	101.84%

\*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.