



**Diane Cirignani**  
 Legacy 15 Real Estate Brokers  
 Owner/Realtor  
 dcirignani@cox.net  
 Cell: 949-233-3821



#### 4 Briarglenn



#### Active • Single Family Residence

**\$739,000** ↓

182 days on the market • Listed On 07/06/2018

3 beds, 3 baths • 1,781 sqft • 4,250 sqft lot • \$414.94/sqft • Built in 1985

LARGE YARD WITH PRIVACY, SPACIOUS FLOOR PLAN AND UPGRADES THROUGHOUT! Foyer leading to large living and dining room with high ceilings and lots of natural light, separate family room with upgraded dual glazed sliding door access to rear yard and open to the large and spectacular kitchen featuring upgraded cabinets, stone countertops and backsplash, stainless steel appliances, exposed hood, recessed lig... [More](#)

Aliso Viejo • [Map](#)

ML# OC18160736

#### 11 Amber



#### Closed • Single Family Residence

List / Sold:

**\$799,000 / \$796,000** ↓

195 days on the market • Sold On 12/21/2018

4 beds, 3 baths • 1,963 sqft • 4,000 sqft lot • \$405.50/sqft • Built in 1989

RESORT STYLE LIVING! Ideally situated on a lovely cul-de-sac with view! Gourmet kitchen, updated mocha cabinets with granite counters, stainless appliances. Kitchen opens to family room with cozy wood burning fireplace that has been remodeled with stone and moulding. Other wonderful enhancements include, travertine stone flooring thru-out the home, laminate flooring, designer paint, crown moulding... [More](#)

Aliso Viejo • [Map](#)

ML# OC18214214

#### 12 Coralwind



#### Closed • Single Family Residence

List / Sold:

**\$849,888 / \$830,000** ↓

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

4 beds, 3 baths • 1,963 sqft • 4,000 sqft lot • \$422.82/sqft • Built in 1987

LOCATION! LOCATION! LOCATION!... [More](#)

Aliso Viejo • [Map](#)

ML# OC18161735

#### 23 Parkwood



#### Closed • Single Family Residence

List / Sold:

**\$845,000 / \$835,000** ↓

16 days on the market • Sold On 12/17/2018

4 beds, 3 baths • 1,963 sqft • 4,000 sqft lot • \$425.37/sqft • Built in 1987

Enjoy Resort Style living in this TURNKEY, 4 bedroom/3 bath, single family home in the desirable and established neighborhood of Glenwood Terrace. This freshly painted home features a main floor bedroom and full bath, double-pane vinyl windows with a lifetime warranty, plantation shutter, new carpet, upgraded kitchen with new appliances (range, microwave, sink, and dishwasher) and granite counters, upg... [More](#)

Aliso Viejo • [Map](#)

ML# OC18271032

#### 15 Briarglenn



#### Closed • Single Family Residence

List / Sold:

**\$849,000 / \$845,000** ↓

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

3 beds, 3 baths • 1,781 sqft • 4,250 sqft lot • \$474.45/sqft • Built in 1989

This 3 bedroom, 2.5 home has been completely remodeled!! This home features updated kitchen with white cabinets and granite counters, stainless appliances, refrigerator is included, washer/dryer is included, engineered wood floors thru out, plush carpeting, custom paint, crown moulding thru out, recessed lighting in the entire home, dual pane windows, french doors, new fireplace, all bathrooms have been u... [More](#)

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ML# OC18083764

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.

## Quick CMA Report

<b>Total Listings:</b> 5	<b>Maximum:</b> 4/3.00	1,963	4,250	\$849,888	\$845,000	\$474.45
<b>Total on Market:</b> 1	<b>Minimum:</b> 3/3.00	1,781	4,000	\$739,000	\$796,000	\$405.50
<b>Sold/Exp Ratio:</b> 0.00	<b>Average:</b> 4/3.00	1,890	4,100	\$816,378	\$826,500	\$428.62
	<b>Median:</b> 4/3.00	1,963	4,000	\$845,000	\$832,500	\$422.82

### Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
4 Briarglenn	AV	1985	STD	07/06/2018	3	3	182/182	1,781	4,250	\$414.94	\$739,000
				<b>Maximum:</b>	3/	3.00	182	1,781	4,250	\$414.94	\$739,000
				<b>Minimum:</b>	3	3.00	182	1,781	4,250	\$414.94	\$739,000
				<b>Average:</b>	3	3.00	182	1,781	4,250	\$414.94	\$739,000
				<b>Median:</b>	3	3.00	182	1,781	4,250	\$414.94	\$739,000

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
11 Amber	AV	1989	STD	12/21/2018	4	3	88/195	1,963	4,000	\$405.50	\$796,000
12 Coralwind	AV	1987	STD	09/21/2018	4	3	32/32	1,963	4,000	\$422.82	\$830,000
23 Parkwood	AV	1987	STD	12/17/2018	4	3	16/16	1,963	4,000	\$425.37	\$835,000
15 Briarglenn	AV	1989	STD	06/01/2018	3	3	13/13	1,781	4,250	\$474.45	\$845,000
				<b>Maximum:</b>	4	3.00	195	1,963	4,250	\$474.45	\$845,000
				<b>Minimum:</b>	3	3.00	13	1,781	4,000	\$405.50	\$796,000
				<b>Average:</b>	4	3.00	64	1,918	4,063	\$432.04	\$826,500
				<b>Median:</b>	4	3.00	24	1,963	4,000	\$424.10	\$832,500

### 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 05/29/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'Glenwood Terrace (GT)'



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## Fannie Mae 1004MC Statistics Detail.

Prepared By: *Diane Cirignani*

Listings as of **01/04/19 at 9:03 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 05/29/2018 **County Or Parish** is 'Orange' **City** is 'Aliso Viejo' **MLS Area Major** is 'AV - Aliso Viejo' **Subdivision Name** is 'Glenwood Terrace (GT)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18160736	4 Briarglenn	3	3	1,781	\$414.94	07/06/2018	182	\$739,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18214214	11 Amber	4	3	1,963	\$405.50	09/01/2018	12/21/2018	88	\$799,000	\$796,000	99.62
OC18161735	12 Coralwind	4	3	1,963	\$422.82	07/06/2018	09/21/2018	32	\$849,888	\$830,000	97.66
OC18271032	23 Parkwood	4	3	1,963	\$425.37	11/10/2018	12/17/2018	16	\$845,000	\$835,000	98.82
OC18083764	15 Briarglenn	3	3	1,781	\$474.45	04/12/2018	06/01/2018	13	\$849,000	\$845,000	99.53

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)	1	1	2
Absorption Rate (Total Sales/Months)	0.17	0.33	0.67
Total # of Comparable Active Listings	0	2	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	6.00	1.50
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$845,000	\$830,000	\$815,500
Median Comparable Sales DOM	13	32	52
Median Comparable List Price (Listings Only)	\$0	\$769,000	\$739,000
Median Comparable Listings DOM (Listings Only)	0	135	182
Median Sale Price / Median List Price %	99.53%	97.66%	99.21%

*\*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.*