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7 Glenoaks



Active • Condominium

\$399,000

106 days on the market • Listed On 09/13/2018

2 beds, 1 baths • 840 sqft • .25 acre(s) lot • \$475.00/sqft • Built in 1987

Newly remodeled Glenwood Village Upper Level Corner Unit! The home has just been completely remodeled from top to bottom with wood look vinyl wide plank flooring and custom paint throughout, plus newly updated kitchen and bath. It features a large open living and dining area with vaulted ceiling, fireplace and mantle and abundant light from windows including two large transverse ones silhouetting the v... [More](#)

Aliso Viejo • [Map](#)

ML# OC18224618

3 Stoneglen # 66



Active • Condominium

\$428,500

24 days on the market • Listed On 11/27/2018

2 beds, 2 baths • 993 sqft • No lot size data • \$431.52/sqft • Built in 1989

Adorable condo in beautiful Aliso Viejo. Condo is a lower level, single story home with attached garage and several built-ins. Open family room leads to very large, private patio with fresh plants and view of many beautiful trees. Nice size bedrooms, including walk-in closet in Master. Both bathroom vanities have been upgraded. Kitchen has all been updated with colorful tiles.....washer/dryer hookups a... [More](#)

Aliso Viejo • [Map](#)

ML# OC18283468

4 Stoneglen # 75



Active • Condominium

\$449,000 ↓

38 days on the market • Listed On 11/27/2018

2 beds, 2 baths • 993 sqft • 600 sqft lot • \$452.17/sqft • Built in 1987

This is the condo with yard you have been searching for. This is a unique property with a Garden Retreat Oasis in the back yard, lush trees for a canopy of shade, covered dining area, fountain and no homes behind. This main level condo offers 2 bedrooms with master new granite vanity dressing area, and remodeled main bath. French doors to the back yard and second bedroom. The baths have been upgrade... [More](#)

Aliso Viejo • [Map](#)

ML# IV18280737

12 Whitewood



Active • Townhouse

\$453,000

6 days on the market • Listed On 12/29/2018

2 beds, 2 baths • 1,221 sqft • 1,000 sqft lot • \$371.01/sqft • Built in 1987

Exceptional opportunity to own move in ready fully and tastefully upgraded home. Bright and spacious two story condo featuring high ceilings with one master suite upstairs and one downstairs. Great Room concept with high volume ceilings, skylight and lots of windows. Oversized back patio with privacy and a view of gardens. Inside laundry room and a one car garage plus plenty nearby parking. New A/C a... [More](#)

Aliso Viejo • [Map](#)

ML# OC18297593

14 Summerwood



Closed • Condominium

List / Sold:
\$399,000 / \$395,000 ↓

28 days on the market • Sold On 08/24/2018

2 beds, 1 baths • 800 sqft • 1,000 sqft lot • \$493.75/sqft • Built in 1989

Welcome home to this beautifully upgraded, upper level, two bedroom condo located in the desired community of Glenwood Village. The quiet, corner location provides tons of natural light throughout. The open living room features rich wood flooring and stone decorated fireplace. The spacious kitchen boasts granite countertops, travertine floors and plenty of cabinets. Inside laundry, attached garage and ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18163467

6 Hillrose



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$425,000 / \$425,000

57 days on the market • Sold On 08/28/2018

2 beds, 2 baths • 1,129 sqft • No lot size data • \$376.44/sqft • Built in 1989

Designer two level condo with two master suites. Remodeled kitchen with upgraded cabinets, granite and stainless steel appliances. Refrigerator dishwasher, stack washer/dryer included. Includes an open living room/dining area with cathedral ceilings and a den area with sliding glass door. Spacious deck. Custom woodwork and plantation shutters throughout. Master bedroom has walk-in closet, private toile... [More](#)

ML# LG18115367

20 Rainwood # 171



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$449,000 / \$430,000 ↓

23 days on the market • Sold On 07/18/2018

2 beds, 2 baths • 935 sqft • 0 sqft lot • \$459.89/sqft • Built in 1987

This beautiful, remodeled 2 bedroom is located on the 1st floor with no steps and all the charm of a single level residence. This unit has a popular open floor plan with designer touches throughout. The kitchen has granite counters, travertine back splash, stainless steel appliances, honey maple cabinets, spacious living room featuring a gas fireplace, dining area for quite nights or entertaining. The... [More](#)

ML# PW18126523

6 Glenoaks



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$439,900 / \$440,000 ↑

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

2 beds, 2 baths • 1,221 sqft • No lot size data • \$360.36/sqft • Built in 1987

SPACIOUS FLOOR PLAN WITH HIGH CEILINGS AND UPGRADES THROUGHOUT! Large living and dining room with fireplace and dramatic high ceilings and plenty of windows, remodeled kitchen with upgraded cabinets, stone counter tops with designer back splash, upgraded appliances, sink, faucet and recessed lighting. Spacious bedroom on main level with walk in closet, and upgraded bathroom with designer vanity and st... [More](#)

ML# OC18229209

11 Elmbrook



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$450,000 / \$452,000 ↑

38 days on the market • Sold On 07/18/2018

2 beds, 2 baths • 1,221 sqft • 1,307 sqft lot • \$370.19/sqft • Built in 1988

Bright and airy, two story condo with one master suite upstairs and one downstairs. Great Room concept with high volume ceilings, skylight and lots of windows plus a bonus room or office with French doors. Oversized back patio with privacy and a view of the trees. Upgraded kitchen with nice cabinetry and silestone countertops. New dual paned windows and a dual sided fireplace. Inside laundry room and a... [More](#)

ML# OC18109978

32 Rainwood



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$565,000 / \$579,000 ↑

15 days on the market • Sold On 07/25/2018

2 beds, 3 baths • 1,302 sqft • No lot size data • \$444.70/sqft • Built in 1989

A floor plan that rarely comes on the market and a superior location within the sought-after community of Glenwood Village; we're happy to bring you 32 Rainwood. Offering an abundance of natural light with soaring cathedral ceilings, this open and spacious floor plan has no one above or below and attached garage that adds to the homes privacy. With a direct line of sight to the living/dining room the k... [More](#)

ML# LG18122205

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 10	Maximum: 2/3.00	1,302	10,890	\$565,000	\$579,000	\$493.75
Total on Market: 4	Minimum: 2/1.00	800	0	\$399,000	\$395,000	\$360.36
Sold/Exp Ratio: 0.00	Average: 2/1.90	1,066	2,466	\$445,740	\$453,500	\$423.50
	Median: 2/2.00	1,061	1,000	\$444,450	\$435,000	\$438.11

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
7 Glenoaks	AV	1987	STD	09/13/2018	2	1	106/106	840	10,890	\$475.00	\$399,000
3 Stoneglen #66	AV	1989	STD	11/27/2018	2	2	24/24	993		\$431.52	\$428,500
4 Stoneglen #75	AV	1987	STD	11/27/2018	2	2	38/38	993	600	\$452.17	\$449,000
12 Whitewood	AV	1987	STD	12/29/2018	2	2	6/6	1,221	1,000	\$371.01	\$453,000

Maximum:	2/	2.00	106	1,221	10,890	\$475.00	\$453,000
Minimum:	2	1.00	6	840	600	\$371.01	\$399,000
Average:	2	1.75	44	1,012	4,163	\$432.42	\$432,375
Median:	2	2.00	31	993	1,000	\$441.84	\$438,750

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
14 Summerwood	AV	1989	STD	08/24/2018	2	1	28/28	800	1,000	\$493.75	\$395,000
6 Hillrose	AV	1989	STD	08/28/2018	2	2	57/57	1,129		\$376.44	\$425,000
20 Rainwood #171	AV	1987	STD	07/18/2018	2	2	23/23	935	0	\$459.89	\$430,000
6 Glenoaks	AV	1987	STD	11/21/2018	2	2	12/12	1,221		\$360.36	\$440,000
11 Elmbrook	AV	1988	STD	07/18/2018	2	2	38/38	1,221	1,307	\$370.19	\$452,000
32 Rainwood	AV	1989	STD	07/25/2018	2	3	15/15	1,302		\$444.70	\$579,000

Maximum:	2	3.00	57	1,302	1,307	\$493.75	\$579,000
Minimum:	2	1.00	12	800	0	\$360.36	\$395,000
Average:	2	2.00	29	1,101	769	\$417.56	\$453,500
Median:	2	2.00	26	1,175	1,000	\$410.57	\$435,000

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 Village (GV)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:05 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 Village (GV)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18224618	7 Glenoaks	2	1	840	\$475.00	09/13/2018	106	\$399,000
OC18283468	3 Stoneglen #66	2	2	993	\$431.52	11/27/2018	24	\$428,500
IV18280737	4 Stoneglen #75	2	2	993	\$452.17	11/27/2018	38	\$449,000
OC18297593	12 Whitewood	2	2	1,221	\$371.01	12/29/2018	6	\$453,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18163467	14 Summerwood	2	1	800	\$493.75	07/12/2018	08/24/2018	28	\$399,000	\$395,000	99.00
LG18115367	6 Hillrose	2	2	1,129	\$376.44	05/16/2018	08/28/2018	57	\$425,000	\$425,000	100.00
PW18126523	20 Rainwood #171	2	2	935	\$459.89	05/29/2018	07/18/2018	23	\$449,000	\$430,000	95.77
OC18229209	6 Glenoaks	2	2	1,221	\$360.36	10/03/2018	11/21/2018	12	\$439,900	\$440,000	100.02
OC18109978	11 Elmbrook	2	2	1,221	\$370.19	05/10/2018	07/18/2018	38	\$450,000	\$452,000	100.44
LG18122205	32 Rainwood	2	3	1,302	\$444.70	05/24/2018	07/25/2018	15	\$565,000	\$579,000	102.48

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	5	1
Absorption Rate (Total Sales/Months)	0.00	1.67	0.33
Total # of Comparable Active Listings	1	2	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.20	12.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$430,000	\$440,000
Median Comparable Sales DOM	0	28	12
Median Comparable List Price (Listings Only)	\$425,000	\$419,450	\$438,750
Median Comparable Listings DOM (Listings Only)	57	59	31
Median Sale Price / Median List Price %	0.00%	95.77%	100.02%

**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.*