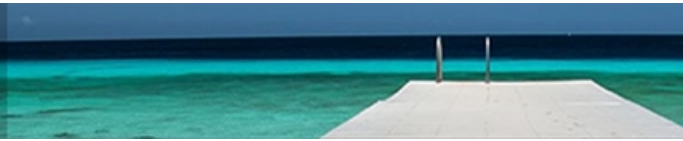


Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



1 Kirra Ct



Active • Townhouse

\$610,000 ↓

40 days on the market • Listed On 11/25/2018

3 beds, 3 baths • 1,257 sqft • No lot size data • \$485.28/sqft • Built in 1995

*****PRICE

REDUCTION***** Home is located in neighborhood of "The Hamptons". 3 bedrooms, 2.5 baths with 2 car attached garage. End unit with patio area. Recent interior paint and flooring.... [More](#)

Aliso Viejo • [Map](#)

ML# PW18279196

2 Kirra Ct



Active • Townhouse

\$610,000 ↓

71 days on the market • Listed On 10/25/2018

3 beds, 3 baths • 1,400 sqft • No lot size data • \$435.71/sqft • Built in 1996

Welcome Home! Nestled on a very quiet street in the charming neighborhood of The Hamptons, Aliso Viejo. The Great room with fireplace includes light wood flooring with enough room for breakfast nook. The kitchen with windows overlooking the yard. This adorable home is outfitted with mini blinds, central heating and cooling, and tile kitchen countertops. Boasting bright-white finish throughout the hous... [More](#)

Aliso Viejo • [Map](#)

ML# OC18259061

3 Avon Ct



Active • Condominium

\$615,000

53 days on the market • Listed On 11/12/2018

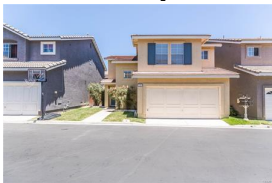
3 beds, 3 baths • 1,300 sqft • 2,000 sqft lot • \$473.08/sqft • Built in 1996

Must see this spectacular 3 Bedroom plus loft detached Aliso Viejo home. This Hamptons home offers terrific curb appeal and wonderful upgrades and touches throughout. As you walk in enjoy the beautiful laminate wood flooring and custom paint. Notice the cozy fireplace with rock facade and the new double paned windows and vinyl slider to the backyard. New blinds on all windows. The kitchen features newl... [More](#)

Aliso Viejo • [Map](#)

ML# OC18271689

3 Kaitlyn Ct



Closed • Condominium

List / Sold:
\$510,000 / \$515,000 ↑

15 days on the market • Sold On 09/17/2018

2 beds, 3 baths • 1,061 sqft • 1,100 sqft lot • \$485.39/sqft • Built in 1994

This home is located in the desirable community of The Hamptons in Aliso Viejo. It is a FULLY DETACHED condo offering 2 En-Suites, 2.5 bathrooms and a 2 car garage. Along with providing ample natural light, it provides a spacious open floor plan with high ceilings throughout the living and family room. The backyard area is great for entertaining neighbors, family, friends and much more. Being located i... [More](#)

Aliso Viejo • [Map](#)

ML# OC18138802

11 Ryley Ct



Closed • Single Family Residence

List / Sold:
\$559,000 / \$552,500 ↓

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

3 beds, 3 baths • 1,184 sqft • 1,500 sqft lot • \$466.64/sqft • Built in 1996

3 Bedroom 2.5 baths, Move in condition, Beautifully maintained, Desirable condo community No attached walls "The Hamptons" Featuring Master suite and another bedroom with private bath. 3rd bedroom currently used as office. Central AC, Volume entry ceiling, Gas Fireplace, built in entertainment center, Upgraded dimmable light switches. Newer carpet upstairs, Plumbing upgraded from original. 2 car garage... [More](#)

Aliso Viejo • [Map](#)

ML# PW18242975

5 Chatham Ct



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:
\$569,000 / \$560,000 ↓

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

2 beds, 3 baths • 1,200 sqft • 0 sqft lot • \$466.67/sqft • Built in 1996

Single family home in quiet secluded Hampton's neighborhood. Freshly painted and ready to move in, this centrally located home has a loft that could be a third bedroom. Large master with walk-in closet. Fireplace in living room. 2 car attached garage and A/C.... [More](#)

ML# NP18133368

6 Kaitlyn Ct



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:
\$569,900 / \$569,900

184 days on the market • Sold On 10/30/2018

3 beds, 3 baths • 1,400 sqft • 2,000 sqft lot • \$407.07/sqft • Built in 1994

WELCOME TO THE HAMPTONS. Beautiful detached family home with 3 bedrooms 2.5 baths family room with fireplace off the kitchen. Large master bedroom with master bath, 2 good size bedrooms. Upgraded plumbing in 2011 and replaced the heating unit new in 2015. Also, the seller has a service contract for the heating and air conditioning . To have it serviced every 6 months.It has a 2 car attached garage. Lau... [More](#)

ML# PW18255230

6 Ashbury Ct



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:
\$628,800 / \$618,000 ↓

99 days on the market • Sold On 09/04/2018

3 beds, 3 baths • 1,650 sqft • 0 sqft lot • \$374.55/sqft • Built in 1997

Located in the desirable community of The Hamptons in Aliso Viejo this home offers 3 bedrooms, a large loft, 2.5 bathrooms, and a cute outside yard space great for BBQs and your furry friends! Just updated with new carpeting, high baseboards, painted throughout, and recessed LED lights throughout, new ceiling fan in the master, and new light fixtures in the bathrooms. There's a community pool, spa, and... [More](#)

ML# OC18155845

4 Carey Ct



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:
\$619,900 / \$619,900

42 days on the market • Sold On 09/24/2018

3 beds, 3 baths • 1,367 sqft • No lot size data • \$453.47/sqft • Built in 1996

Nestled on a very quiet street in the charming family neighborhood of The Hamptons, Aliso Viejo. This home offers pride of ownership with attention to detail all around! The kitchen is remodeled with quartz counter tops, new sink, faucet, cabinets and new tile flooring. Done in light and bright neutral tones! Easy for entertaining, the kitchen opens to large breakfast room/ family room and patio. Backy... [More](#)

ML# OC18139482

17 Southside Ct



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:
\$624,900 / \$645,000 ↑

6 days on the market • Sold On 07/12/2018

3 beds, 3 baths • 1,200 sqft • No lot size data • \$537.50/sqft • Built in 1996

The delightful neighborhood of The Hamptons greets you into this spacious and welcoming detached home in a private end location. Sunlight shines through the windows to warm and brighten the open living areas. Relax with friends in the intimate family room beside the gas fireplace or enjoy the perfect California weather outdoors on the patio. The yard features an extra large synthetic grass area; perfec... [More](#)

ML# OC18120507

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	10	Maximum:	3/3.00	1,650	2,000	\$628,800	\$645,000	\$537.50
Total on Market:	3	Minimum:	2/3.00	1,061	0	\$510,000	\$515,000	\$374.55
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,302	1,100	\$591,650	\$582,900	\$458.54
		Median:	3/3.00	1,279	1,300	\$610,000	\$569,900	\$466.65

Active

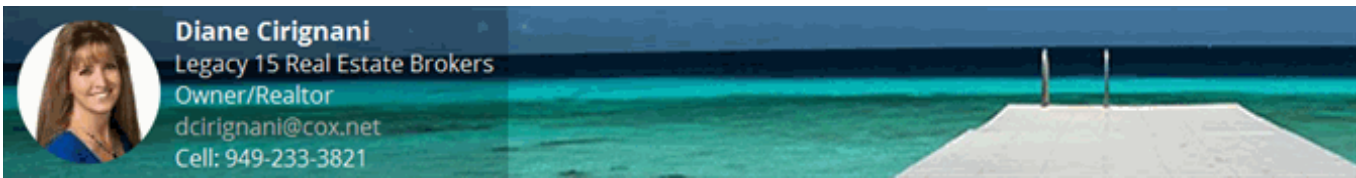
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
1 Kirra CT	AV	1995	STD	11/25/2018	3	3	40/40	1,257		\$485.28	\$610,000
2 Kirra CT	AV	1996	BNKR, TPAP	10/25/2018	3	3	71/71	1,400		\$435.71	\$610,000
3 Avon CT	AV	1996	STD	11/12/2018	3	3	53/53	1,300	2,000	\$473.08	\$615,000
				Maximum:	3/	3.00	71	1,400	2,000	\$485.28	\$615,000
				Minimum:	3	3.00	40	1,257	2,000	\$435.71	\$610,000
				Average:	3	3.00	55	1,319	2,000	\$464.69	\$611,667
				Median:	3	3.00	53	1,300	2,000	\$473.08	\$610,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
3 Kaitlyn CT	AV	1994	STD	09/17/2018	2	3	15/15	1,061	1,100	\$485.39	\$515,000
11 Ryley CT	AV	1996	STD	11/19/2018	3	3	19/19	1,184	1,500	\$466.64	\$552,500
5 Chatham CT	AV	1996	STD	09/21/2018	2	3	78/78	1,200	0	\$466.67	\$560,000
6 Kaitlyn CT	AV	1994	STD	10/30/2018	3	3	2/184	1,400	2,000	\$407.07	\$569,900
6 Ashbury CT	AV	1997	PRO	09/04/2018	3	3	40/99	1,650	0	\$374.55	\$618,000
4 Carey CT	AV	1996	STD	09/24/2018	3	3	42/42	1,367		\$453.47	\$619,900
17 Southside CT	AV	1996	STD	07/12/2018	3	3	6/6	1,200		\$537.50	\$645,000
				Maximum:	3	3.00	184	1,650	2,000	\$537.50	\$645,000
				Minimum:	2	3.00	6	1,061	0	\$374.55	\$515,000
				Average:	3	3.00	63	1,295	920	\$455.90	\$582,900
				Median:	3	3.00	42	1,200	1,100	\$466.64	\$569,900

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 'Hamptons (HAMP)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:07 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 'Hamptons (HAMP)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW18279196	1 Kirra Court	3	3	1,257	\$485.28	11/25/2018	40	\$610,000
OC18259061	2 Kirra Court	3	3	1,400	\$435.71	10/25/2018	71	\$610,000
OC18271689	3 Avon Court	3	3	1,300	\$473.08	11/12/2018	53	\$615,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18138802	3 Kaitlyn Court	2	3	1,061	\$485.39	06/26/2018	09/17/2018	15	\$510,000	\$515,000	100.98
PW18242975	11 Ryley Court	3	3	1,184	\$466.64	10/04/2018	11/19/2018	19	\$559,000	\$552,500	98.84
NP18133368	5 Chatham Court	2	3	1,200	\$466.67	06/05/2018	09/21/2018	78	\$569,000	\$560,000	98.42
PW18255230	6 Kaitlyn Court	3	3	1,400	\$407.07	10/20/2018	10/30/2018	2	\$569,900	\$569,900	100.00
OC18155845	6 Ashbury Court	3	3	1,650	\$374.55	06/29/2018	09/04/2018	40	\$628,800	\$618,000	98.28
OC18139482	4 Carey Court	3	3	1,367	\$453.47	06/03/2018	09/24/2018	42	\$619,900	\$619,900	100.00
OC18120507	17 Southside Court	3	3	1,200	\$537.50	06/06/2018	07/12/2018	6	\$624,900	\$645,000	103.22

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	2
Absorption Rate (Total Sales/Months)	0.00	1.67	0.67
Total # of Comparable Active Listings	4	0	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	4.50
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$618,000	\$561,200
Median Comparable Sales DOM	0	40	11
Median Comparable List Price (Listings Only)	\$594,450	\$0	\$610,000
Median Comparable Listings DOM (Listings Only)	41	0	53
Median Sale Price / Median List Price %	0.00%	99.69%	99.42%

*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.