



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

55 Playa Cir



Active Under Contract • Condominium

\$568,000

142 days on the market • Listed On 11/15/2018

2 beds, 3 baths • 1,488 sqft • No lot size data • \$381.72/sqft • Built in 2009

Welcome to the highly upgraded 55 Playa Circle, model 3 of the Harbor Station development located in the prestigious Country Club community of Glenwood. This 2 bedrooms, 3 bathrooms home is notable for it's open floor plan with beautiful hardwood floors, a built in media center, a gourmet kitchen that overlooks the dining room, living room and attached balcony, a third floor grand master suite with a f... [More](#)

Aliso Viejo • [Map](#)

ML# OC18274278

126 Playa Circle



Closed • Townhouse

List / Sold:

\$156,000 / \$156,000

0 days on the market • Sold On 10/18/2018

1 beds, 1 baths • 939 sqft • No lot size data • \$166.13/sqft • Built in 2010

Great one bedroom one bath home in fantastic area of Aliso Viejo. This one bedroom one bath home is perfect for first time buyers. Main living area is light and bright and is open to the kitchen which has dark mocha cabinets, white tile counter and plenty of counter space. Dining area is also open to this great room. 1/2 bath with pedestal sink for your guests. Upstairs you will find a large maste... [More](#)

Aliso Viejo • [Map](#)

ML# OC18184240

49 Playa Cir



Closed • Condominium

List / Sold:

\$599,900 / \$595,000 ↓

33 days on the market • Sold On 12/26/2018

3 beds, 4 baths • 1,575 sqft • 0 sqft lot • \$377.78/sqft • Built in 2007

The location of this Aliso Viejo townhome is unmatched. Steps from the Aliso Viejo Country Club you can enjoy golf on the exclusive Jack Nicklaus designed course. If golf isn't your thing you can enjoy a great meal with unmatched views in the club restaurant. Once you get home from roaming the country club you'll enjoy the fantastic kitchen this home offers. Complete with high-end granite counters, spa... [More](#)

Aliso Viejo • [Map](#)

ML# OC18259916

78 Playa Cir



Closed • Condominium

List / Sold:

\$624,900 / \$635,000 ↑

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

3 beds, 4 baths • 1,582 sqft • 1,000 sqft lot • \$401.39/sqft • Built in 2008

Nestled in the Glenwood golf community this Spanish-styled beauty is ideally located across from an expansive park, one of several in the neighborhood. On the walk up to the scenic entrance, you will notice the elegant decorative accents around the extra-large patio. Downstairs, your direct-access two-car garage leads to a first-floor bedroom with en suite bathroom, as well as the indoor laundry. The m... [More](#)

Aliso Viejo • [Map](#)

ML# OC18125721

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Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	4	Maximum:	3/4.00	1,582	1,000	\$624,900	\$635,000	\$401.39
Total on Market:	0	Minimum:	1/1.00	939	0	\$156,000	\$156,000	\$166.13
Sold/Exp Ratio:	0.00	Average:	2/3.00	1,396	500	\$487,200	\$462,000	\$331.76
		Median:	3/3.50	1,532	500	\$583,950	\$595,000	\$379.75

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
55 Playa CR	AV	2009	STD	12/30/2018	2	3	50/142	1,488		\$381.72	\$568,000
					Maximum:	2/ 3.00	142	1,488		\$381.72	\$568,000
					Minimum:	2 3.00	142	1,488		\$381.72	\$568,000
					Average:	2 3.00	142	1,488		\$381.72	\$568,000
					Median:	2 3.00	142	1,488		\$381.72	\$568,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
126 Playa Circle	AV	2010	STD	10/18/2018	1	1	0/0	939		\$166.13	\$156,000
49 Playa CR	AV	2007	STD	12/26/2018	3	4	33/33	1,575	0	\$377.78	\$595,000
78 Playa CR	AV	2008	STD	07/23/2018	3	4	22/22	1,582	1,000	\$401.39	\$635,000
					Maximum:	3 4.00	33	1,582	1,000	\$401.39	\$635,000
					Minimum:	1 1.00	0	939	0	\$166.13	\$156,000
					Average:	2 3.00	18	1,365	500	\$315.10	\$462,000
					Median:	3 4.00	22	1,575	500	\$377.78	\$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 07/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Harbor Station (HAST)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:08 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 'Harbor Station (HAST)'

Residential

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18274278	55 Playa Circle	2	3	1,488	\$381.72	11/15/2018	50	\$568,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18184240	126 Playa Circle	1	1	939	\$166.13	07/30/2018	10/18/2018	0	\$156,000	\$156,000	100.00
OC18259916	49 Playa Circle	3	4	1,575	\$377.78	11/07/2018	12/26/2018	33	\$599,900	\$595,000	99.18
OC18125721	78 Playa Circle	3	4	1,582	\$401.39	05/28/2018	07/23/2018	22	\$624,900	\$635,000	101.62

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	1	2
Absorption Rate (Total Sales/Months)	0.00	0.33	0.67
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	1.50
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$635,000	\$375,500
Median Comparable Sales DOM	0	22	17
Median Comparable List Price (Listings Only)	\$0	\$0	\$568,000
Median Comparable Listings DOM (Listings Only)	0	0	50
Median Sale Price / Median List Price %	0.00%	101.62%	99.35%

*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.