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17 Yarrow



Active • Condominium

\$754,900

28 days on the market • Listed On 12/07/2018

3 beds, 3 baths • 1,643 sqft • 4,000 sqft lot • \$459.46/sqft • Built in 1997

Don't miss this rare opportunity to own a beautiful detached home in one of the top 10 cities in the country, with no Mello Roos! Aliso Viejo is home to some of the best local hiking and biking trails, and just minutes away from world famous Laguna Beach. This gorgeous home features various upgrades throughout the exterior and interior, including all new window screens and screen doors, fresh exter... [More](#)

Aliso Viejo • [Map](#)

ML# OC18289236

21 Elderberry



Active • Condominium

\$849,900

109 days on the market • Listed On 08/02/2018

4 beds, 3 baths • 2,248 sqft • No lot size data • \$378.07/sqft • Built in 1997

Nestled in the heart of Aliso Viejo, this STUNNING Beauty awaits its new owners! Located in the desirable Harvest neighborhood, this home sits on quiet, interior corner lot. Bright & Exquisite this home offers 3 beds, 3 baths & a large loft that can be converted to a 4th bedroom. HIGHLY REMODELED this unique innovative floorplan offers a desirable open concept lifestyle living. The Great Room features ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18226629

4 Yarrow



Closed • Condominium

List / Sold:

\$739,900 / \$739,900

8 days on the market • Sold On 11/15/2018

3 beds, 3 baths • 1,643 sqft • No lot size data • \$450.33/sqft • Built in 1997

Gorgeous 3 Bedroom 2.5 bath detached two story home in the coveted Harvest neighborhood. Highly upgraded throughout. Beautiful Brazilian cherry hardwood on the main level. The formal dining room boasts a custom built-in wine bar and the spacious adjoining living room is perfect for entertaining. Remodeled, stunning, and spacious gourmet kitchen with granite countertops cherry wood cabinets with soft-cl... [More](#)

Aliso Viejo • [Map](#)

ML# OC18226415

6 Azalea



Closed • Condominium

List / Sold:

\$648,888 / \$745,000 ↑

20 days on the market • Sold On 05/29/2018

3 beds, 3 baths • 1,832 sqft • 4,392 sqft lot • \$406.66/sqft • Built in 1996

Live Auction! Bidding to start from \$648,888! This is the ONE you don't want to miss and is a rare opportunity in the Harvest Community of Aliso Viejo. Nicknamed the "Island House", this property sits on the most prime lot and location in all of Harvest. Largest floor plan, corner lot, large front and back yards and NO NEIGHBORS on either side of you. Open concept is what you get here with the open fam... [More](#)

Aliso Viejo • [Map](#)

ML# OC18090529

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	4	Maximum:	4/3.00	2,248	4,392	\$849,900	\$745,000	\$459.46
Total on Market:	2	Minimum:	3/3.00	1,643	4,000	\$648,888	\$739,900	\$378.07
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,842	4,196	\$748,397	\$742,450	\$423.63
		Median:	3/3.00	1,738	4,196	\$747,400	\$742,450	\$428.50

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
17 Yarrow	AV	1997	STD	12/07/2018	3	3	28/28	1,643	4,000	\$459.46	\$754,900
21 Elderberry	AV	1997	STD	08/02/2018	4	3	109/109	2,248		\$378.07	\$849,900

Maximum:	4/	3.00	109	2,248	4,000	\$459.46	\$849,900
Minimum:	3	3.00	28	1,643	4,000	\$378.07	\$754,900
Average:	4	3.00	69	1,946	4,000	\$418.77	\$802,400
Median:	4	3.00	69	1,946	4,000	\$418.77	\$802,400

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
4 Yarrow	AV	1997	STD	11/15/2018	3	3	8/8	1,643		\$450.33	\$739,900
6 Azalea	AV	1996	STD, AUC	05/29/2018	3	3	20/20	1,832	4,392	\$406.66	\$745,000

Maximum:	3	3.00	20	1,832	4,392	\$450.33	\$745,000
Minimum:	3	3.00	8	1,643	4,392	\$406.66	\$739,900
Average:	3	3.00	14	1,738	4,392	\$428.50	\$742,450
Median:	3	3.00	14	1,738	4,392	\$428.50	\$742,450

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 'Harvest (HARV)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:10 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 'Harvest (HARV)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18289236	17 Yarrow	3	3	1,643	\$459.46	12/07/2018	28	\$754,900
OC18226629	21 Elderberry	4	3	2,248	\$378.07	08/02/2018	109	\$849,900

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18226415	4 Yarrow	3	3	1,643	\$450.33	09/20/2018	11/15/2018	8	\$739,900	\$739,900	100.00
OC18090529	6 Azalea	3	3	1,832	\$406.66	04/19/2018	05/29/2018	20	\$648,888	\$745,000	114.81

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	(01/04/2018-07/04/2018)	(07/05/2018-10/04/2018)	(10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	1	0	1
Absorption Rate (Total Sales/Months)	0.17	0.00	0.33
Total # of Comparable Active Listings	0	1	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$745,000	\$0	\$739,900
Median Comparable Sales DOM	20	0	8
Median Comparable List Price (Listings Only)	\$0	\$849,900	\$802,400
Median Comparable Listings DOM (Listings Only)	0	109	69
Median Sale Price / Median List Price %	114.81%	0.00%	100.00%

*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.