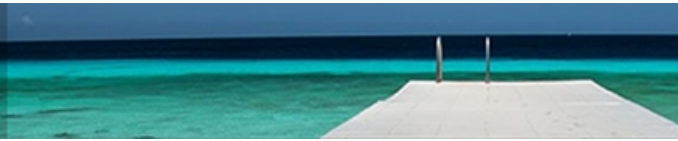




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**57 Laurel Ln**



**Active • Condominium**

**\$337,900** ↓

84 days on the market • Listed On 10/12/2018

1 beds, 1 baths • 685 sqft • 0 sqft lot • \$493.28/sqft • Built in 1983

Welcome to your charming "carriage style" home with no one above or below. This light & bright home has a fantastic open floor plan featuring a large living & dining area with designer laminate wood flooring, scraped ceilings, designer paint & sliding doors to your patio. The galley kitchen features granite counter tops and back splash, breakfast bar, recessed lighting and separate laundry room with fu... [More](#)

Aliso Viejo • [Map](#)

ML# OC18245144

**7 Bramble Ln # 178**



**Active • Condominium**

**\$400,000**

5 days on the market • Listed On 12/30/2018

2 beds, 2 baths • 1,022 sqft • No lot size data • \$391.39/sqft • Built in 1983

Begin the NEW YEAR in your NEW HOME! This adorable, cozy condo is beautifully designed, and the BEST VALUE in Aliso Viejo! Upper End Unit w/ Open Floor Plan, white & bright Kitchen and recessed lights. BIG PANORAMIC views from the Kitchen and Dining Room Bay Window, Laminate Wood Floors throughout living areas & bedrooms, tile in kitchen, bath and laundry room. NO CARPET! Turn key home, tastefully deco... [More](#)

Aliso Viejo • [Map](#)

ML# OC18297672

**38 Hollyhock Ln # 243**



**Active • Condominium**

**\$415,000** ↓

68 days on the market • Listed On 10/28/2018

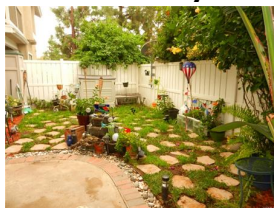
2 beds, 2 baths • 1,092 sqft • 0 sqft lot • \$380.04/sqft • Built in 1984

Beautifully Designed Upper End Unit w/ Open Floor Plan, Open Kitchen, Fireplace, Extra Large Master (2 Bedrooms, 2 Full Baths), Light and Airy with Ocean Breezes in highly sought after Heather Ridge. Privacy, 2 Balconies, overlooking Park-like Slope. Nice flow, Kitchen Bay Window, Upgraded Insulated Laminate Wood Floors & Hardwood Flooring, Laundry Closet in Unit. Each suite has a balcony. Well Maintai... [More](#)

Aliso Viejo • [Map](#)

ML# OC18260829

**4 Coventry Ln**



**Active • Condominium**

**\$429,900**

84 days on the market • Listed On 12/14/2018

2 beds, 1 baths • 1,022 sqft • 1 sqft lot • \$420.65/sqft • Built in 1984

... [More](#)

Aliso Viejo • [Map](#)

ML# OC18291898

**21 Oak Spring Ln # 314**



**Active • Condominium**

**\$460,000**

49 days on the market • Listed On 11/16/2018

2 beds, 2 baths • 1,008 sqft • No lot size data • \$456.35/sqft • Built in 1984

Heather Ridge Turnkey, Single Level, Ground floor End unit with your own backyard! If lifestyle and comfort for having multiple experiences of nearby restaurants and shopping are important, then this is the place for you! This home is beautiful and you will appreciate it from the moment you walk through the front door! Remodeled modern kitchen with all new cabinets complimented with a soft-close fe... [More](#)

Aliso Viejo • [Map](#)

ML# SW18272087

**25 Bramble Ln # 172**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

**\$399,900 / \$400,000** ↑**10 days on the market • Sold On 06/12/2018****2 beds, 2 baths • 1,022 sqft • 1 sqft lot • \$391.39/sqft • Built in 1983**

One of the most walkable homes in Aliso Viejo, this Heather Ridge, Cape Cod-style, quiet interior home is priced below the last sale! Because no one lives above, the home is flooded with light in the great room, which highlights the open floor plan. The separate dining room has custom lighting and plantation shutters. The kitchen includes stainless steel appliances, bright white cabinets, and laminate ... [More](#)

ML# OC18099794

**34 COVENTRY Ln # 285**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

**\$435,000 / \$412,425** ↓**3 days on the market • Sold On 07/23/2018****2 beds, 2 baths • 1,100 sqft • 0 sqft lot • \$374.93/sqft • Built in 1984**

Enjoy living in this Heather Ridge upper level, end unit home featuring 2 bedrooms, 2 baths, 2 balconies and a 1 car garage +PLUS private parking for your 2nd car and guest parking. This plan is the largest in the community. It features a lovely master bedroom with private bath, walk in closet and access to a sunny balcony. The spacious second bedroom has direct access to the private front porch. The... [More](#)

ML# OC18153074

**8 Cambria Ln # 44**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

**\$436,000 / \$430,000** ↓**58 days on the market • Sold On 10/18/2018****2 beds, 2 baths • 1,022 sqft • No lot size data • \$420.74/sqft • Built in 1981**

LOOKING FOR ALL REASONABLE OFFERS,SELLER BOUGHT ANOTHER! This home is a Ground floor level only! Submit your offer! Enjoy multiple upgrades at every turn, and you will immediately feel at home. You may enter through the inviting flower lined Front Entry door or feel free to drive into your private garage and enter into your home directly. There are a multitude of upgrades including Engineered Wood... [More](#)

ML# OC18177826

**65 Bramble Ln # 103**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

**\$449,900 / \$445,000** ↓**7 days on the market • Sold On 08/13/2018****2 beds, 2 baths • 1,092 sqft • 0 sqft lot • \$407.51/sqft • Built in 1984**

Charming-turnkey-single-story-light-bright-ground-floor-end-unit ... with a panoramic view of the hills and city lights! This is a wonderful home, the largest floor plan! Through the new solid wood front door is Luxury Vinyl Plank Flooring, new 4" baseboards, new door hardware, and new interior paint. Enjoy a fresh, bright Kitchen with refinished upgraded kitchen cabinets, new granite counters & tile bac... [More](#)

ML# PW18101522

**45 Coventry Ln # 367**Aliso Viejo • [Map](#)**Closed • Condominium**

List / Sold:

**\$449,888 / \$445,444** ↓**4 days on the market • Sold On 06/12/2018****2 beds, 2 baths • 1,015 sqft • 0 sqft lot • \$438.86/sqft • Built in 1985**

Don't miss the opportunity to purchase this beautiful home! Features include GREAT LOCATION, OPEN FLOOR PLAN, PRIVACY, ATTACHED GARAGE, and a HUGE BACKYARD for entertaining your family, friends, and possibly your cute pets where they can enjoy ample space. It also includes neutral paintings and laminate wood floor throughout, recessed lighting with dimmers, and a storage room. When you first enter this... [More](#)

ML# OC18116008

### 30 Hollyhock Ln



Aliso Viejo • [Map](#)

**Closed** • [Condominium](#)

List / Sold:  
**\$449,900 / \$449,900**

**21 days on the market** • **Sold On 09/11/2018**

**2 beds, 2 baths** • **1,022 sqft** • **0 sqft lot** • **\$440.22/sqft** • **Built in 1984**

CHARMING, TURNKEY, SINGLE LEVEL, GROUND FLOOR, END UNIT CONDO. This home has it all! The moment you walk through the door you will feel at home! Remodeled modern kitchen with all new solid wood cabinets with soft-close feature, quartz counter tops, stainless steel appliances and designer backsplash. Upgraded wood-look tile flooring and designer neutral paint throughout! The master suite is light, bright... [More](#)

**ML# OC18181412**

### 5 Laurel Ln # 121



Aliso Viejo • [Map](#)

**Closed** • [Condominium](#)

List / Sold:  
**\$445,000 / \$460,000** ↑

**11 days on the market** • **Sold On 07/20/2018**

**2 beds, 2 baths** • **1,009 sqft** • **No lot size data** • **\$455.90/sqft** • **Built in 1983**

NEWLY REMODELED & MOVE-IN READY ! Setback from high traffic, away from the noise and commotion - surrounded by mature shade trees, grass & landscaping for a comfortable feel. The Central Pool offers a nice retreat for a swim, poolside barbecue or perfecting a new summer tan. With a foundation of amenities that include Open Architecture and Great Room, including an expansive view to a spacious outdo... [More](#)

**ML# OC18131257**

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	12	<b>Maximum:</b>	2/2.00	1,100	1	\$460,000	\$460,000	\$493.28
<b>Total on Market:</b>	5	<b>Minimum:</b>	1/1.00	685	0	\$337,900	\$400,000	\$374.93
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/1.83	1,009	0	\$425,699	\$434,681	\$422.60
		<b>Median:</b>	2/2.00	1,022	0	\$435,500	\$445,000	\$420.69

### Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
57 Laurel LN	AV	1983	STD	10/12/2018	1	1	84/84	685	0	\$493.28	\$337,900
7 Bramble LN #178	AV	1983	STD	12/30/2018	2	2	5/5	1,022		\$391.39	\$400,000
38 Hollyhock LN #243	AV	1984	STD	10/28/2018	2	2	68/68	1,092	0	\$380.04	\$415,000
4 Coventry LN	AV	1984	STD	12/14/2018	2	1	21/84	1,022	1	\$420.65	\$429,900
21 Oak Spring LN #314	AV	1984	STD	11/16/2018	2	2	49/49	1,008		\$456.35	\$460,000

<b>Maximum:</b>	2/	2.00	84	1,092	1	\$493.28	\$460,000
<b>Minimum:</b>	1	1.00	5	685	0	\$380.04	\$337,900
<b>Average:</b>	2	1.60	58	966	0	\$428.34	\$408,560
<b>Median:</b>	2	2.00	68	1,022	0	\$420.65	\$415,000

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
25 Bramble LN #172	AV	1983	STD	06/12/2018	2	2	10/10	1,022	1	\$391.39	\$400,000
34 Coventry LN #285	AV	1984	STD	07/23/2018	2	2	3/3	1,100	0	\$374.93	\$412,425
8 Cambria LN #44	AV	1981	STD	10/18/2018	2	2	58/58	1,022		\$420.74	\$430,000
65 Bramble LN #103	AV	1984	STD	08/13/2018	2	2	7/7	1,092	0	\$407.51	\$445,000
45 Coventry LN #367	AV	1985	STD	06/12/2018	2	2	4/4	1,015	0	\$438.86	\$445,444
30 Hollyhock LN	AV	1984	STD	09/11/2018	2	2	21/21	1,022	0	\$440.22	\$449,900
5 Laurel LN #121	AV	1983	STD	07/20/2018	2	2	11/11	1,009		\$455.90	\$460,000

<b>Maximum:</b>	2	2.00	58	1,100	1	\$455.90	\$460,000
<b>Minimum:</b>	2	2.00	3	1,009	0	\$374.93	\$400,000
<b>Average:</b>	2	2.00	16	1,040	0	\$418.51	\$434,681
<b>Median:</b>	2	2.00	10	1,022	0	\$420.74	\$445,000

### 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 05/29/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'Heather Ridge (HEA)'



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## 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 'Heather Ridge (HEA)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18245144	57 Laurel Lane	1	1	685	\$493.28	10/12/2018	84	\$337,900
OC18297672	7 Bramble Lane #178	2	2	1,022	\$391.39	12/30/2018	5	\$400,000
OC18260829	38 Hollyhock Lane #243	2	2	1,092	\$380.04	10/28/2018	68	\$415,000
OC18291898	4 Coventry Lane	2	1	1,022	\$420.65	12/14/2018	21	\$429,900
SW18272087	21 Oak Spring Lane #314	2	2	1,008	\$456.35	11/16/2018	49	\$460,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18099794	25 Bramble Lane #172	2	2	1,022	\$391.39	04/30/2018	06/12/2018	10	\$399,900	\$400,000	100.03
OC18153074	34 COVENTRY Lane #285	2	2	1,100	\$374.93	06/15/2018	07/23/2018	3	\$435,000	\$412,425	94.81
OC18177826	8 Cambria Lane #44	2	2	1,022	\$420.74	07/23/2018	10/18/2018	58	\$436,000	\$430,000	98.62
PW18101522	65 Bramble Lane #103	2	2	1,092	\$407.51	07/01/2018	08/13/2018	7	\$449,900	\$445,000	98.91
OC18116008	45 Coventry Lane #367	2	2	1,015	\$438.86	05/17/2018	06/12/2018	4	\$449,888	\$445,444	99.01
OC18181412	30 Hollyhock Lane	2	2	1,022	\$440.22	07/19/2018	09/11/2018	21	\$449,900	\$449,900	100.00
OC18131257	5 Laurel Lane #121	2	2	1,009	\$455.90	06/03/2018	07/20/2018	11	\$445,000	\$460,000	103.37

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)	2	4	1
Absorption Rate (Total Sales/Months)	0.33	1.33	0.33
Total # of Comparable Active Listings	1	0	5
Months of Housing Supply (Lst/Ab. Rate)	3.00	0.00	15.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$422,722	\$447,450	\$430,000
Median Comparable Sales DOM	7	9	58
Median Comparable List Price (Listings Only)	\$449,900	\$0	\$415,000
Median Comparable Listings DOM (Listings Only)	7	0	49
Median Sale Price / Median List Price %	99.49%	100.00%	98.62%

\*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.