




**Diane Cirignani**  
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**16 Hawaii Dr**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$749,950 / \$735,000** ↓

17 days on the market • Sold On 05/30/2018

3 beds, 3 baths • 2,029 sqft • 4,251 sqft lot • \$362.25/sqft • Built in 1993

Nestled in "The Islands", an intimate community consisting of 117 California-style homes in Aliso Viejo, is this warm and inviting home. When you walk in the door you will see why. From the paint color choices to the décor, this home will impress you. Infused with an abundance of natural light, the open floorplan has an impressive functionality including 3 bedrooms upstairs, a large bonus room, 2-car d... [More](#)

ML# OC18084262

**53 Hawaii Dr**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$749,900 / \$750,000** ↑

8 days on the market • Sold On 08/13/2018

3 beds, 3 baths • 1,614 sqft • 4,251 sqft lot • \$464.68/sqft • Built in 1991

Highly upgraded home in the desirable ISLANDS community. This charming home has 3 bedrooms and 2.5 baths and backs to trees and the park. As you enter the gate the lush green landscaping greets you with a tranquil feeling of serenity. Remodeled throughout, with soothing paint colors and detailed custom crown molding, large baseboards and eco-friendly bamboo hardwood flooring spans the entire home. A... [More](#)

ML# OC18143585

**70 Hawaii Dr**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$749,900 / \$760,000** ↑

2 days on the market • Sold On 07/02/2018

3 beds, 3 baths • 1,661 sqft • 4,251 sqft lot • \$457.56/sqft • Built in 1991

Gorgeous view home in the desirable community of The Islands in Aliso Viejo, a private enclave of 117 detached homes. This highly upgraded and meticulously maintained home has been re-designed to an open floor-plan and features beautiful designer flooring, designer paint colors, dual-pane windows, new interior doors & baseboards and the best views in The Islands. The expanded chef's kitchen features up... [More](#)

ML# OC18120340

## Quick CMA Report

		<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>	
<b>Total Listings:</b>	3	<b>Maximum:</b>	3/3.00	2,029	4,251	\$749,950	\$760,000	\$464.68
<b>Total on Market:</b>	0	<b>Minimum:</b>	3/3.00	1,614	4,251	\$749,900	\$735,000	\$362.25
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,768	4,251	\$749,917	\$748,333	\$428.16
		<b>Median:</b>	3/3.00	1,661	4,251	\$749,900	\$750,000	\$457.56

<b>Closed</b>												
<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>COE Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>	
16 Hawaii DR	AV	1993	STD	05/30/2018	3	3	17/17	2,029	4,251	\$362.25	\$735,000	
53 Hawaii DR	AV	1991	STD	08/13/2018	3	3	8/8	1,614	4,251	\$464.68	\$750,000	
70 Hawaii DR	AV	1991	STD	07/02/2018	3	3	2/2	1,661	4,251	\$457.56	\$760,000	
					<b>Maximum:</b>	3	3.00	17	2,029	4,251	\$464.68	\$760,000
					<b>Minimum:</b>	3	3.00	2	1,614	4,251	\$362.25	\$735,000
					<b>Average:</b>	3	3.00	9	1,768	4,251	\$428.16	\$748,333
					<b>Median:</b>	3	3.00	8	1,661	4,251	\$457.56	\$750,000

### 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 'Islands (ISL)'



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## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:13 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 'Islands (ISL)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18084262	16 Hawaii Drive	3	3	2,029	\$362.25	04/13/2018	05/30/2018	17	\$749,950	\$735,000	98.01
OC18143585	53 Hawaii Drive	3	3	1,614	\$464.68	06/18/2018	08/13/2018	8	\$749,900	\$750,000	100.01
OC18120340	70 Hawaii Drive	3	3	1,661	\$457.56	05/19/2018	07/02/2018	2	\$749,900	\$760,000	101.35

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	1	0
Absorption Rate (Total Sales/Months)	0.33	0.33	0.00
Total # of Comparable Active Listings	0	0	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$747,500	\$750,000	\$0
Median Comparable Sales DOM	10	8	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	99.68%	100.01%	0.00%

*\*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.*