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5 Laguna Madre



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$744,900 / \$725,000 ↓

233 days on the market • Sold On 09/28/2018

3 beds, 3 baths • 1,410 sqft • 5,500 sqft lot • \$514.18/sqft • Built in 1995

BACK ON THE MARKET! Out of area buyers backed out. - NO HOA, NO MELLO-ROOS!! -Back on the market!! - HUGE VIEW property in Aliso Viejo. -3 bedrooms 3 baths, with an open floor plan. -Spacious Private Backyard with a large deck and BBQ / fire pit area. -Beautiful natural water feature and amazing views. -Award winning schools within walking distance. -Large driveway and garage with direct access.... [More](#)

ML# OC18159859

57 Cayman Brac



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$789,000 / \$777,000 ↓

130 days on the market • Sold On 12/10/2018

3 beds, 3 baths • 1,750 sqft • 4,590 sqft lot • \$444.00/sqft • Built in 1995

Gorgeous Pool Home in the desirable Key West community of Aliso Viejo! 3 Bedrooms Plus a Loft, 2.5 Baths, 2 Car Garage. The inviting front porch leads into the Formal Living Room with Cathedral Ceilings. Separate Family Room with cozy fireplace faced with natural stone. Upgraded floors throughout with large stone tile in the main living area and kitchen and beautiful wood floors in the formal living ar... [More](#)

ML# OC18245375

59 Cayman Brac



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$839,900 / \$829,000 ↓

53 days on the market • Sold On 08/29/2018

3 beds, 3 baths • 1,450 sqft • 4,500 sqft lot • \$571.72/sqft • Built in 1994

PRICE REDUCED on this stunning pool home in the beautiful neighborhood of Key West! This one of a kind, turnkey home has been thoughtfully remodeled from top to bottom with convenience and comfort in mind! Hardwood floors, thermostat-controlled, heated travertine flooring in kitchen and master bathroom, Chef's kitchen with all high-end, SS Viking appliances, and a built-in Sub-Zero refrigerator, cus... [More](#)

ML# OC18136200

17 Key Largo



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$849,000 / \$835,000 ↓

19 days on the market • Sold On 07/06/2018

3 beds, 3 baths • 1,927 sqft • 4,500 sqft lot • \$433.32/sqft • Built in 1995

Rare find in the Key West neighborhood of Aliso Viejo, known for mountain and city light views, walkability to schools, and large backyards. This remodeled home sits on one of the largest lots within the Key West community and includes approved plans for a pool. Completely turn-key, the home features a modern open-concept design that creates the perfect space for both intimate and large gatherings. Enj... [More](#)

ML# NP18103076

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	4	Maximum:	3/3.00	1,927	5,500	\$849,000	\$835,000	\$571.72
Total on Market:	0	Minimum:	3/3.00	1,410	4,500	\$744,900	\$725,000	\$433.32
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,634	4,773	\$805,700	\$791,500	\$490.81
		Median:	3/3.00	1,600	4,545	\$814,450	\$803,000	\$479.09

Closed												
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price	
5 Laguna Madre	AV	1995	STD	09/28/2018	3	3	42/233	1,410	5,500	\$514.18	\$725,000	
57 Cayman Brac	AV	1995	STD	12/10/2018	3	3	15/130	1,750	4,590	\$444.00	\$777,000	
59 Cayman Brac	AV	1994	STD	08/29/2018	3	3	53/53	1,450	4,500	\$571.72	\$829,000	
17 Key Largo	AV	1995	STD	07/06/2018	3	3	19/19	1,927	4,500	\$433.32	\$835,000	
					Maximum:	3	3.00	233	1,927	5,500	\$571.72	\$835,000
					Minimum:	3	3.00	19	1,410	4,500	\$433.32	\$725,000
					Average:	3	3.00	109	1,634	4,773	\$490.81	\$791,500
					Median:	3	3.00	92	1,600	4,545	\$479.09	\$803,000

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 'Key West (KW)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:15 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 'Key West (KW)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18159859	5 Laguna Madre	3	3	1,410	\$514.18	07/03/2018	09/28/2018	42	\$744,900	\$725,000	97.33
OC18245375	57 Cayman Brac	3	3	1,750	\$444.00	10/09/2018	12/10/2018	15	\$789,000	\$777,000	98.48
OC18136200	59 Cayman Brac	3	3	1,450	\$571.72	06/07/2018	08/29/2018	53	\$839,900	\$829,000	98.70
NP18103076	17 Key Largo	3	3	1,927	\$433.32	05/03/2018	07/06/2018	19	\$849,000	\$835,000	98.35

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)	0	3	1
Absorption Rate (Total Sales/Months)	0.00	1.00	0.33
Total # of Comparable Active Listings	2	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	\$0	\$829,000	\$777,000
Median Comparable Sales DOM	0	42	15
Median Comparable List Price (Listings Only)	\$792,400	\$0	\$0
Median Comparable Listings DOM (Listings Only)	48	0	0
Median Sale Price / Median List Price %	0.00%	98.70%	98.48%

*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.