



**Diane Cirignani**  
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### 70 La Mirage Cir



**Closed • Condominium**

List / Sold:

**\$525,000 / \$520,000** ↓

**19 days on the market • Sold On 03/29/2018**

**2 beds, 2 baths • 1,114 sqft • 0 sqft lot • \$466.79/sqft • Built in 1996**

Location! Location! LOCATION!!! This gorgeous corner-unit, ground-level condo located in the beautiful community of La Mirage in Aliso Viejo enjoys its great location across from greenbelts, tennis courts, pool and spa. Lucky homeowners enjoy views of the sunrise, Saddleback Mountains and valley views! This home has been upgraded with newer quartz counter tops, and Kenmore stainless steel appliances, a... [More](#)

Aliso Viejo • [Map](#)

ML# OC18038856

### 8 Saphir Way



**Closed • Condominium**

List / Sold:

**\$524,900 / \$524,900**

**102 days on the market • Sold On 10/24/2018**

**2 beds, 2 baths • 1,207 sqft • No lot size data • \$434.88/sqft • Built in 1997**

Beautiful Carriage unit located in the unique and clean La Mirage Community. This special property has an eastern exposure which is perfect for morning sunlight on the spacious balcony and bright interior lighting. The interior of the home has custom flooring, two bedrooms, two bathrooms, a living area, and a nice eating area. The downstairs leads to a very roomy one car attached garage and the unit ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18225203

### 1 Emeraude Way



**Closed • Condominium**

List / Sold:

**\$535,000 / \$535,000**

**18 days on the market • Sold On 05/21/2018**

**2 beds, 2 baths • 1,162 sqft • acre(s) lot • \$460.41/sqft • Built in 1998**

LIVE IN ELEGANCE in the stunning Wood Canyon location! This lower level 2 Bedroom condo offers a beautiful resort-style interior. A 1-car attached garage plus, extra assigned parking space is included - a rare find in Aliso Viejo!! From the moment you step through the front door, experience gorgeous custom crown molding throughout with natural teakwood flooring. Plenty of large windows bring in lots o... [More](#)

Aliso Viejo • [Map](#)

ML# OC18066756

### 12 Saphir Way



**Closed • Condominium**

List / Sold:

**\$539,999 / \$545,000** ↑

**10 days on the market • Sold On 05/18/2018**

**2 beds, 2 baths • 1,162 sqft • acre(s) lot • \$469.02/sqft • Built in 1997**

LUXURY LIVING IN THIS PRIVATE CORNER LOCATION OF LA MIRAGE! A SOKA UNIVERSITY and SUNSET VIEW too! This fully upgraded condo shows like a model. Inside you'll find mahogany wood floors, a remodeled kitchen with maple cabinetry and copper fixtures, beautiful granite counters with an extra large breakfast bar area. The master shower has an oversized step-in shower with a pony wall and gorgeous tilewo... [More](#)

Aliso Viejo • [Map](#)

ML# OC18079223

### 124 La Mirage Cir



**Closed • Townhouse**

List / Sold:

**\$600,000 / \$600,000**

**4 days on the market • Sold On 01/24/2018**

**3 beds, 3 baths • 1,559 sqft • 3,128 sqft lot • \$384.86/sqft • Built in 1994**

This home is located in the beautiful La Mirage community of Aliso Viejo. This remodeled home is situated on a single loaded street with an attached two car garage. This home's remodel includes, lighting, kitchen, mirrored wardrobes in all bedrooms, bathrooms, yard/new sprinkler system, carpeting and paint throughout. Enjoy your upgraded oven, built in microwave, and dishwasher. This lovely home has ca... [More](#)

Aliso Viejo • [Map](#)

ML# OC18000167

**12 La Mirage Cir**



**Aliso Viejo** • [Map](#)

**Closed** • [Condominium](#)

List / Sold:

**\$610,000 / \$600,000** ↓

**27 days on the market** • **Sold On 04/26/2018**

**3 beds, 3 baths** • **1,491 sqft** • **0 sqft lot** • **\$402.41/sqft** • **Built in 1996**

This Turnkey home featuring 3 bedrooms and 2 1/2 bathrooms is situated in the quiet community of La Mirage in Aliso Viejo. Features include a living room with warming fireplace and high ceilings; kitchen with granite countertops and stainless appliances; and all bedroom closets have full mirror sliding doors. . A relaxing patio space makes for easy outdoor BBQing or planting your favorite flowers. A tw... [More](#)

**ML# OC18064206**

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Accuracy of square footage, lot size and other information is not guaranteed.

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	6	<b>Maximum:</b>	3/3.00	1,559	3,128	\$610,000	\$600,000	\$469.02
<b>Total on Market:</b>	0	<b>Minimum:</b>	2/2.00	1,114	0	\$524,900	\$520,000	\$384.86
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/2.33	1,283	626	\$555,817	\$554,150	\$436.40
		<b>Median:</b>	2/2.00	1,185	0	\$537,500	\$540,000	\$447.65

<b>Closed</b>											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
70 La Mirage CR	AV	1996	STD	03/29/2018	2	2	19/19	1,114	0	\$466.79	\$520,000
8 Saphir WY	AV	1997	STD	10/24/2018	2	2	18/102	1,207		\$434.88	\$524,900
1 Emeraude WY	AV	1998	STD	05/21/2018	2	2	18/18	1,162	0	\$460.41	\$535,000
12 Saphir WY	AV	1997	STD	05/18/2018	2	2	10/10	1,162	0	\$469.02	\$545,000
124 La Mirage CR	AV	1994	STD	01/24/2018	3	3	4/4	1,559	3,128	\$384.86	\$600,000
12 La Mirage CR	AV	1996	STD	04/26/2018	3	3	27/27	1,491	0	\$402.41	\$600,000

<b>Maximum:</b>	3	3.00	102	1,559	3,128	\$469.02	\$600,000
<b>Minimum:</b>	2	2.00	4	1,114	0	\$384.86	\$520,000
<b>Average:</b>	2	2.33	30	1,283	626	\$436.40	\$554,150
<b>Median:</b>	2	2.00	19	1,185	0	\$447.65	\$540,000

### 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 01/09/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'La Mirage (LMIR)'



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## 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 01/09/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'La Mirage (LMIR)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18038856	70 La Mirage Circle	2	2	1,114	\$466.79	02/22/2018	03/29/2018	19	\$525,000	\$520,000	99.05
OC18225203	8 Saphir Way	2	2	1,207	\$434.88	09/14/2018	10/24/2018	18	\$524,900	\$524,900	100.00
OC18066756	1 Emeraude Way	2	2	1,162	\$460.41	03/23/2018	05/21/2018	18	\$535,000	\$535,000	100.00
OC18079223	12 Saphir Way	2	2	1,162	\$469.02	04/06/2018	05/18/2018	10	\$539,999	\$545,000	100.93
OC18000167	124 La Mirage Circle	3	3	1,559	\$384.86	01/05/2018	01/24/2018	4	\$600,000	\$600,000	100.00
OC18064206	12 La Mirage Circle	3	3	1,491	\$402.41	03/20/2018	04/26/2018	27	\$610,000	\$600,000	98.36

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)	5	0	1
Absorption Rate (Total Sales/Months)	0.83	0.00	0.33
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	\$545,000	\$0	\$524,900
Median Comparable Sales DOM	18	0	18
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	100.93%	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.