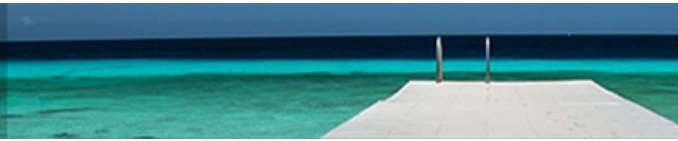


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15 Willowood



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$549,000 / \$528,000 ↓

105 days on the market • Sold On 12/11/2018

2 beds, 3 baths • 1,300 sqft • No lot size data • \$406.15/sqft • Built in 1985

WOW! Discover Laurelmont Community, the hidden gem of Aliso Viejo. This charming 2 bedroom, 2.5 bath spacious townhome is light, bright and spacious. Soaring cathedral ceilings welcome you into the living room, which connects to the formal dining room. New laminate flooring completes the living area. Great new quartz counters in the kitchen and breakfast bar. The backyard offers a great space to relax ... [More](#)

ML# PW18165190

86 Willowood



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$575,000 / \$545,000 ↓

23 days on the market • Sold On 12/28/2018

2 beds, 3 baths • 1,300 sqft • No lot size data • \$419.23/sqft • Built in 1985

Prime Laurelmont location with fabulous mature landscaping in a large backyard can now be yours! This home was the model home for the builder so it has upgrades throughout the home not found in most homes. The Kitchen is highlighted with Corian counters and beautiful newer stainless Samsung appliances. The home is graced with wood flooring downstairs and brand new carpet upstairs. Two sets of sliding ... [More](#)

ML# OC18251695

75 Willowood # 14



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$685,000 / \$654,000 ↓

99 days on the market • Sold On 12/27/2018

3 beds, 3 baths • 1,699 sqft • 2,800 sqft lot • \$384.93/sqft • Built in 1985

Make sure you get to see this home in the Laurelmont community with No Mello Roos tax. This 3 bedroom plus loft view home has 2 1/2 baths but most important the backyard backs to an open area with trees and a horse trail. This corner townhome has it all. Remodeled in 2015 approx. It has an open and bright Kitchen with Granite counters and breakfast bar. Dining Room and Living Room overlook the low ... [More](#)

ML# OC18191889

7 Pepperwood



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$667,500 / \$664,000 ↓

18 days on the market • Sold On 10/01/2018

3 beds, 3 baths • 1,696 sqft • 1 sqft lot • \$391.51/sqft • Built in 1986

Absolutely GORGEOUS completely remodeled 3 br 2.5 ba "Laurelmont" townhome in immaculate move in condition with full driveway and large backyard. Beautifully updated with wood floors throughout living areas, newer dual pane windows and French doors, formal living room with fireplace and vaulted ceilings, formal dining area with volume ceilings, new plumbing, upgraded kitchen with granite counter tops, ... [More](#)

ML# PW18201784

19 Willowood



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$679,900 / \$695,000 ↑

12 days on the market • Sold On 10/04/2018

3 beds, 3 baths • 1,760 sqft • No lot size data • \$394.89/sqft • Built in 1985

PANORAMIC SUNSET VIEWS! STUNNING & PEACEFUL GARDEN SANCTUARY IN DESIRABLE LAURELMONT COMMUNITY. Pull into your long driveway & enter your renovated townhome. Home features California Bamboo solid strand-woven flooring on the lower floor & staircase. Enjoy incredible views through the low-e double paned windows, framed with double molded architectural casings, which pair wonderfully with the double crow... [More](#)

ML# OC18205299

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	5	Maximum:	3/3.00	1,760	2,800	\$685,000	\$695,000	\$419.23
Total on Market:	0	Minimum:	2/3.00	1,300	1	\$549,000	\$528,000	\$384.93
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,551	1,401	\$631,280	\$617,200	\$399.34
		Median:	3/3.00	1,696	1,401	\$667,500	\$654,000	\$394.89

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
15 Willowood	AV	1985	STD	12/11/2018	2	3	105/105	1,300		\$406.15	\$528,000
86 Willowood	AV	1985	STD	12/28/2018	2	3	23/23	1,300		\$419.23	\$545,000
75 Willowood #14	AV	1985	STD	12/27/2018	3	3	99/99	1,699	2,800	\$384.93	\$654,000
7 Pepperwood	AV	1986	STD	10/01/2018	3	3	18/18	1,696	1	\$391.51	\$664,000
19 Willowood	AV	1985	STD	10/04/2018	3	3	12/12	1,760		\$394.89	\$695,000

Maximum:	3	3.00	105	1,760	2,800	\$419.23	\$695,000
Minimum:	2	3.00	12	1,300	1	\$384.93	\$528,000
Average:	3	3.00	51	1,551	1,401	\$399.34	\$617,200
Median:	3	3.00	23	1,696	1,401	\$394.89	\$654,000

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 07/08/2018

County Or Parish is 'Orange'

City is 'Aliso Viejo'

MLS Area Major is 'AV - Aliso Viejo'

Subdivision Name is 'Laurelmont (LAU)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:18 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 07/08/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Laurelmont (LAU)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW18165190	15 Willowood	2	3	1,300	\$406.15	07/05/2018	12/11/2018	105	\$549,000	\$528,000	96.17
OC18251695	86 Willowood	2	3	1,300	\$419.23	10/18/2018	12/28/2018	23	\$575,000	\$545,000	94.78
OC18191889	75 Willowood #14	3	3	1,699	\$384.93	08/09/2018	12/27/2018	99	\$685,000	\$654,000	95.47
PW18201784	7 Pepperwood	3	3	1,696	\$391.51	08/18/2018	10/01/2018	18	\$667,500	\$664,000	99.48
OC18205299	19 Willowood	3	3	1,760	\$394.89	08/23/2018	10/04/2018	12	\$679,900	\$695,000	102.22

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	1	3
Absorption Rate (Total Sales/Months)	0.00	0.33	1.00
Total # of Comparable Active Listings	0	2	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	6.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$664,000	\$545,000
Median Comparable Sales DOM	0	18	99
Median Comparable List Price (Listings Only)	\$0	\$617,000	\$0
Median Comparable Listings DOM (Listings Only)	0	102	0
Median Sale Price / Median List Price %	0.00%	99.48%	94.78%

*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.