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**12 Berkshire**



**Closed • Single Family Residence**

List / Sold:

**\$824,900 / \$824,000** ↓

**17 days on the market • Sold On 12/18/2018**

**4 beds, 3 baths • 2,101 sqft • 3,375 sqft lot • \$392.19/sqft • Built in 1997**

A rare, majestic home with colonial highlights, 12 Berkshire is the perfect holiday gift for the sophisticated buyer. The manicured grounds lead you to charming porch framed by columns. The interior unites behind new paint, gorgeous distressed hardwood floors, and beautiful new plantation shutters throughout the upstairs living area. The updated kitchen with a center island, granite counters, stainless... [More](#)

**Aliso Viejo • [Map](#)**

**ML# OC18270471**

**14 Chesterwood**



**Closed • Single Family Residence**

List / Sold:

**\$919,000 / \$913,500** ↓

**61 days on the market • Sold On 10/09/2018**

**4 beds, 3 baths • 2,577 sqft • 3,608 sqft lot • \$354.48/sqft • Built in 1997**

This beautifully upgraded Memory Lane home has it all. 4 Bedrooms, 3 baths, and a bonus room with a closet which could be a 5th bedroom. One bedroom and 3/4 bathroom downstairs. Upgrades include Bamboo flooring in living room, dining room, kitchen, family room, downstairs bedroom, and hallway. Kitchen has newer cabinets, Stone counters, stainless steel appliances, built in refrigerator, large center is... [More](#)

**Aliso Viejo • [Map](#)**

**ML# OC18174257**

**7 Berkshire**



**Closed • Single Family Residence**

List / Sold:

**\$939,000 / \$939,000**

**5 days on the market • Sold On 06/06/2018**

**5 beds, 3 baths • 2,692 sqft • 3,875 sqft lot • \$348.81/sqft • Built in 1997**

Take a walk down "Memory Lane" with this spectacular five bedroom, three bath Aliso Viejo home. This highly desired, over 2,600 square foot open floor plan is in a prime location, just walking distance from a beautiful park, Soka University, and award-winning Canyon Vista elementary school! This home comes equipped with a great room with an open kitchen, upgraded hardwood floors, granite kitchen counte... [More](#)

**Aliso Viejo • [Map](#)**

**ML# OC18103910**

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## 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>	5/3.00	2,692	3,875	\$939,000	\$939,000	\$392.19
<b>Total on Market:</b>	0	<b>Minimum:</b>	4/3.00	2,101	3,375	\$824,900	\$824,000	\$348.81
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/3.00	2,457	3,619	\$894,300	\$892,167	\$365.16
		<b>Median:</b>	4/3.00	2,577	3,608	\$919,000	\$913,500	\$354.48

<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>	
12 Berkshire	AV	1997	STD	12/18/2018	4	3	17/17	2,101	3,375	\$392.19	\$824,000	
14 Chesterwood	AV	1997	STD	10/09/2018	4	3	61/61	2,577	3,608	\$354.48	\$913,500	
7 Berkshire	AV	1997	STD	06/06/2018	5	3	5/5	2,692	3,875	\$348.81	\$939,000	
					<b>Maximum:</b>	5	3.00	61	2,692	3,875	\$392.19	\$939,000
					<b>Minimum:</b>	4	3.00	5	2,101	3,375	\$348.81	\$824,000
					<b>Average:</b>	4	3.00	28	2,457	3,619	\$365.16	\$892,167
					<b>Median:</b>	4	3.00	17	2,577	3,608	\$354.48	\$913,500

### 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 'Memory Lane (MEML)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:24 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 'Memory Lane (MEML)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18270471	12 Berkshire	4	3	2,101	\$392.19	11/09/2018	12/18/2018	17	\$824,900	\$824,000	99.89
OC18174257	14 Chesterwood	4	3	2,577	\$354.48	07/19/2018	10/09/2018	61	\$919,000	\$913,500	99.40
OC18103910	7 Berkshire	5	3	2,692	\$348.81	05/03/2018	06/06/2018	5	\$939,000	\$939,000	100.00

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)	1	0	2
Absorption Rate (Total Sales/Months)	0.17	0.00	0.67
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	\$939,000	\$0	\$868,750
Median Comparable Sales DOM	5	0	39
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	100.00%	0.00%	99.63%

\*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.