



**Diane Cirignani**  
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### 72 Trofello Ln



Aliso Viejo • [Map](#)

### Active • Condominium

**\$529,900**

21 days on the market • Listed On 12/14/2018

2 beds, 3 baths • 1,148 sqft • No lot size data • \$461.59/sqft • Built in 1998

OPPORTUNITY KNOCKS at 72 Trofello!! Live in the beautiful gated community of Milano. This large two story townhome has no one above or below. A prime, private location overlooking the lovely community pool & spa. The living room features a cozy fireplace and media niche that is open to the dining area and kitchen with breakfast bar. A sliding door leads from the living room to the patio backyard that's... [More](#)

ML# OC18291383

### 5 Trofello Ln



Aliso Viejo • [Map](#)

### Active • Condominium

**\$579,900** ↓

36 days on the market • Listed On 11/29/2018

2 beds, 3 baths • 1,158 sqft • No lot size data • \$500.78/sqft • Built in 1999

Welcome Home to Milano. A gorgeous gated community across from Soka University and numerous walking trails. Two story townhome style unit with large outdoor patio with wraparound yard features 2 bedrooms plus loft/office area with 2.5 bathrooms, full size inside laundry, cozy designer stone fireplace with built-in wine cabinets, custom designer stone accent wall, custom flooring, low profile carpeting... [More](#)

ML# OC18276596

### 20 Trofello Ln



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$549,900 / \$540,000** ↓

12 days on the market • Sold On 08/28/2018

2 beds, 3 baths • 1,148 sqft • No lot size data • \$470.38/sqft • Built in 1998

Welcome Home to 20 Trofello!! This amazing home is located in the gated Milano community of Aliso Viejo. This light and bright dual suite condo features about 1148 sq. ft of open concept living space with new luxury vinyl plank flooring (LVP) on the first floor, custom paint, dual pane windows, recessed lighting, and ceiling fans. The upgraded spacious kitchen of this home features all stainless steel... [More](#)

ML# OC18172775

### 139 Trofello Ln



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$569,900 / \$563,000** ↓

47 days on the market • Sold On 11/26/2018

2 beds, 3 baths • 1,402 sqft • 0 sqft lot • \$401.57/sqft • Built in 1998

LIGHT AND BRIGHT TOWNHOME in the desirable gated community of Milano in Aliso Viejo. The home is located on a quiet interior cul-de-sac with only one shared wall. The beautifully refreshed home offers a downstairs office that could be easily turned into a third bedroom. The living room features a cozy fireplace and is open to the dining area and kitchen. A sliding door leads from the living room to... [More](#)

ML# LG18206560

### 106 Trofello Ln



Aliso Viejo • [Map](#)

### Closed • Condominium

List / Sold:

**\$569,900 / \$570,000** ↑

59 days on the market • Sold On 09/25/2018

3 beds, 3 baths • 1,450 sqft • No lot size data • \$393.10/sqft • Built in 1999

Back on the market and won't last! Prime end location at an amazing value in the serene gated neighborhood of Milano! This sunny 2-bedroom + office/bonus room home exudes warmth & comfort in a terrific close-knit neighborhood setting. Upon arrival you will be taken by the open floor plan that is light & bright. The main floor includes an inviting family room w/cozy fireplace & built-in media niche, a d... [More](#)

ML# OC18162025



## 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>	5	<b>Maximum:</b>	3/3.00	1,450	0	\$579,900	\$570,000	\$500.78
<b>Total on Market:</b>	2	<b>Minimum:</b>	2/3.00	1,148	0	\$529,900	\$540,000	\$393.10
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/3.00	1,261	0	\$559,900	\$557,667	\$445.48
		<b>Median:</b>	2/3.00	1,158	0	\$569,900	\$563,000	\$461.59

### Active

<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>List Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
72 Trofello LN	AV	1998	STD	12/14/2018	2	3	21/21	1,148		\$461.59	\$529,900
5 Trofello LN	AV	1999	STD	11/29/2018	2	3	36/36	1,158		\$500.78	\$579,900

<b>Maximum:</b>	2/	3.00	36	1,158		\$500.78	\$579,900
<b>Minimum:</b>	2	3.00	21	1,148		\$461.59	\$529,900
<b>Average:</b>	2	3.00	29	1,153		\$481.18	\$554,900
<b>Median:</b>	2	3.00	29	1,153		\$481.18	\$554,900

### Closed

<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>
20 Trofello LN	AV	1998	STD	08/28/2018	2	3	12/12	1,148		\$470.38	\$540,000
139 Trofello LN	AV	1998	STD	11/26/2018	2	3	47/47	1,402	0	\$401.57	\$563,000
106 Trofello LN	AV	1999	STD	09/25/2018	3	3	59/59	1,450		\$393.10	\$570,000

<b>Maximum:</b>	3	3.00	59	1,450	0	\$470.38	\$570,000
<b>Minimum:</b>	2	3.00	12	1,148	0	\$393.10	\$540,000
<b>Average:</b>	2	3.00	39	1,333	0	\$421.69	\$557,667
<b>Median:</b>	2	3.00	47	1,402	0	\$401.57	\$563,000

### 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 'Milano (MILA)'



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## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:25 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 'Milano (MILA)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18291383	72 Trofello Lane	2	3	1,148	\$461.59	12/14/2018	21	\$529,900
OC18276596	5 Trofello Lane	2	3	1,158	\$500.78	11/29/2018	36	\$579,900

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18172775	20 Trofello Lane	2	3	1,148	\$470.38	07/18/2018	08/28/2018	12	\$549,900	\$540,000	98.20
LG18206560	139 Trofello Lane	2	3	1,402	\$401.57	09/19/2018	11/26/2018	47	\$569,900	\$563,000	98.79
OC18162025	106 Trofello Lane	3	3	1,450	\$393.10	07/10/2018	09/25/2018	59	\$569,900	\$570,000	100.02

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	(01/04/2018-07/04/2018)	(07/05/2018-10/04/2018)	(10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	0	2	1
Absorption Rate (Total Sales/Months)	0.00	0.67	0.33
Total # of Comparable Active Listings	0	1	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.50	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$555,000	\$563,000
Median Comparable Sales DOM	0	36	47
Median Comparable List Price (Listings Only)	\$0	\$569,900	\$554,900
Median Comparable Listings DOM (Listings Only)	0	47	29
Median Sale Price / Median List Price %	0.00%	99.12%	98.79%

\*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.