



**Diane Cirignani**  
 Legacy 15 Real Estate Brokers  
 Owner/Realtor  
 dcirignani@cox.net  
 Cell: 949-233-3821

**4 Alicante**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$480,000 / \$475,000** ↓

9 days on the market • Sold On 03/30/2018

2 beds, 2 baths • 1,226 sqft • 3,629 sqft lot • \$387.44/sqft • Built in 1992

Located in resort-like Montelena at Aliso Viejo gated community with two bedrooms and 2 Baths! Tastefully upgraded end carriage unit with no one above or below. New Carpet installed and complete on February 12, 2018. Stainless steel kitchen appliances, including dishwasher, microwave oven and a top of the line freestanding gas range. Open floor plan with fireplace in spacious living/dining room. Walk-i... [More](#)

ML# OC18032305

**5 Sagunto**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$529,900 / \$523,000** ↓

41 days on the market • Sold On 11/02/2018

2 beds, 2 baths • 1,496 sqft • 3,629 sqft lot • \$349.60/sqft • Built in 1993

SPACIOUS FLOOR PLAN OFFERING A LARGE LIVING AND DINING ROOM, HIGH CEILINGS, LOTS OF LARGE WINDOWS TO BRING IN PLENTY OF NATURAL LIGHT, TWO CAR ATTACHED GARAGE AND A STUNNING KITCHEN! Exceptional end unit offering a super spacious living and dining room, spectacular kitchen with stone counter tops, upgraded cabinets with pantry, stainless steel appliances, sink, designer faucet, custom crown molding and... [More](#)

ML# OC18191112

**22 Pamplona**



Aliso Viejo • [Map](#)

**Closed • Townhouse**

List / Sold:

**\$599,900 / \$615,000** ↑

6 days on the market • Sold On 11/28/2018

3 beds, 3 baths • 1,804 sqft • 3,629 sqft lot • \$340.91/sqft • Built in 1990

Welcome to the exclusive and rarely available 1804 sq ft Town home in the Montelena Complex, boasting 3 bedroom and 3 full bathrooms. This Town home has No one above or below your living space The Montelena Complex is tucked away in a gated complex with a quiet setting in the heart of Aliso Viejo. Open Concept Floor plan has a spacious Large Living room with fireplace adjoining the dining room off t... [More](#)

ML# LG18261948

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

## 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>	3/3.00	1,804	3,629	\$599,900	\$615,000	\$387.44
<b>Total on Market:</b>	0	<b>Minimum:</b>	2/2.00	1,226	3,629	\$480,000	\$475,000	\$340.91
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/2.33	1,509	3,629	\$536,600	\$537,667	\$359.32
		<b>Median:</b>	2/2.00	1,496	3,629	\$529,900	\$523,000	\$349.60

<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>	
4 Alicante	AV	1992	STD	03/30/2018	2	2	9/9	1,226	3,629	\$387.44	\$475,000	
5 Sagunto	AV	1993	STD	11/02/2018	2	2	41/41	1,496	3,629	\$349.60	\$523,000	
22 Pamplona	AV	1990	STD	11/28/2018	3	3	6/6	1,804	3,629	\$340.91	\$615,000	
					<b>Maximum:</b>	3	3.00	41	1,804	3,629	\$387.44	\$615,000
					<b>Minimum:</b>	2	2.00	6	1,226	3,629	\$340.91	\$475,000
					<b>Average:</b>	2	2.33	19	1,509	3,629	\$359.32	\$537,667
					<b>Median:</b>	2	2.00	9	1,496	3,629	\$349.60	\$523,000

### 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 'Montelena (MTL)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:27 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 'Montelena (MTL)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18032305	4 Alicante	2	2	1,226	\$387.44	02/11/2018	03/30/2018	9	\$480,000	\$475,000	98.96
OC18191112	5 Sagunto	2	2	1,496	\$349.60	08/15/2018	11/02/2018	41	\$529,900	\$523,000	98.70
LG18261948	22 Pamplona	3	3	1,804	\$340.91	10/29/2018	11/28/2018	6	\$599,900	\$615,000	102.52

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	\$475,000	\$0	\$569,000
Median Comparable Sales DOM	9	0	24
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	98.96%	0.00%	100.73%

\*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.