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92 Birchwood Ln



Active • Townhouse

\$369,999

41 days on the market • Listed On 11/24/2018

2 beds, 1 baths • 918 sqft • 646 sqft lot • \$403.05/sqft • Built in 1982

This is a wonderful purchase opportunity for this 2 BR CONDO in the quite Morningside community. This freshly painted townhome feels like a single family home. The bright and open Living Room with recessed lighting, crown molding and laminate flooring opens up onto the private back patio where you can barbecue, relax, and entertain family and guests. The remodeled kitchen boasts granite counters and st... [More](#)

Aliso Viejo • [Map](#)

ML# OC18279012

39 Bentwood Ln



Active • Townhouse

\$389,000 ↓

72 days on the market • Listed On 10/24/2018

2 beds, 2 baths • 957 sqft • 646 sqft lot • \$406.48/sqft • Built in 1983

Location, Location, Location! Charming Townhome looking for a new owner. This Bright unit has two bedrooms and 1.5 Bathroom. Downstair has Nice and cozy Livingroom. Beautiful French country style Kitchen has the granite counter top with brand new appliances. Washer and Dryer in the Unit. Stair has the skylight. All Bedrooms are upstairs and bright! Master bedroom has a cute balcony. Front and Back... [More](#)

Aliso Viejo • [Map](#)

ML# OC18257756

123 Abbeywood Ln



Active • Single Family Residence

\$449,000 ↓

81 days on the market • Listed On 10/15/2018

3 beds, 2 baths • 1,174 sqft • 853 sqft lot • \$382.45/sqft • Built in 1982

Nestled in quiet Morningside community. Enjoy the ALISO VIEJO lifestyle in this fabulous 3 bedroom, 2 bath home. Built in 1982 with a clean and well-planned 1174 sqft floor-plan. A cozy front porch entrance welcomes family and guests. The bright and open living room which steps out to the private back patio is perfect for family and entertaining guests. Other features include granite kitchen counters, ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18250418

105 Abbeywood Ln



Active • Townhouse

\$449,000 ↓

106 days on the market • Listed On 09/20/2018

3 beds, 2 baths • 1,174 sqft • 853 sqft lot • \$382.45/sqft • Built in 1982

COME AND SEE THIS AWESOME END UNIT WITH LARGE FRONT AND REAR YARDS AND TONS OF NATURAL LIGHT! 3 bedroom townhouse with an excellent floor plan in one of the best locations of Aliso Viejo!!! As you walk through the front patio, you will be greeted with a Bright and Cheerful home where you can enjoy a spacious family and dining room. The interior features laminate wood flooring, recessed lightings, neut... [More](#)

Aliso Viejo • [Map](#)

ML# OC18229096

113 Dogwood Ln # 144 Active Under Contract • Condominium

\$375,000 ↓



140 days on the market • Listed On 07/19/2018

2 beds, 2 baths • 966 sqft • 0 sqft lot • \$388.20/sqft • Built in 1985

ANOTHER HUGE PRICE REDUCTION---IT IS PRICED TO SELL !! SEE THE NEWLY UPLOADED PICS !! SELLERS VERY MOTIVATED----THEY NEED TO SELL !!! Move in condition....(COMPLEX IS FHA APPROVED) !! Don't miss the opportunity to own in this highly desirable "Morningside Terrace" neighborhood in lovely Aliso Viejo !! Condo is a 2 bedroom with a full bathroom upstairs and a half bathroom downstairs. Has a cute fro... [More](#)

Aliso Viejo • [Map](#)

ML# PW18175234

83 Abbeywood Ln



Aliso Viejo • [Map](#)

Pending • Townhouse

31 days on the market • Listed On 11/14/2018

2 beds, 1 baths • 918 sqft • 646 sqft lot • \$435.72/sqft • Built in 1982

Located in the charming community of Morningside this stunning Townhome is light, bright and ready for its new owner! This turnkey home has been lovingly upgraded and maintained for the last 10 years. Full HVAC system installed 3 years ago, Dual pane windows throughout, beautiful high end laminate flooring, high end European cabinets and one of the most beautiful kitchens you have ever seen! Convenient... [More](#)

\$399,995

ML# OC18272912

72 Birchwood Ln



Aliso Viejo • [Map](#)

Closed • Single Family Residence

86 days on the market • Sold On 11/29/2018

2 beds, 1 baths • 918 sqft • 646 sqft lot • \$407.95/sqft • Built in 1982

LOCATION, LOCATION, LOCATION!!!! Welcome to 72 Birchwood Ln Situated in the Convenient and Desirable Morningside Association Featuring Pool/Spa/BBQ/Greenbelts and Just Minutes Away From Aliso Viejo Town Center, Parks, Freeway, and Schools. As Soon As You Walk up to This Home You Are Greeted By The Cozy Paved Patio, And Then Welcomed By a Ton Of Natural Light As Soon as You Walk In the Front Door. This ... [More](#)

List / Sold:

\$374,900 / \$374,500 ↓

ML# PW18166288

42 Birchwood Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

117 days on the market • Sold On 11/21/2018

2 beds, 1 baths • 920 sqft • 646 sqft lot • \$407.61/sqft • Built in 1982

PRICE REDUCTION OF NEARLY \$30,000! Lowest price for this model in years. This two-story townhome feels like a single family home. It boasts 2 bedrooms, 1 bathroom & is situated in the BEST LOCATION OF THE UPSCALE MORNINGSIDE NEIGHBORHOOD. No one above, below, in front OR behind. IT'S BEAUTIFULLY REMODELED WITH SERENE VIEWS and NATURAL LIGHTING THROUGHOUT! Enjoy the gourmet kitchen with breakfast bar, b... [More](#)

List / Sold:

\$370,000 / \$375,000 ↑

ML# PW18141655

163 Abbeywood Ln



Aliso Viejo • [Map](#)

Closed • Single Family Residence

45 days on the market • Sold On 11/22/2018

2 beds, 1 baths • 918 sqft • 436 sqft lot • \$419.39/sqft • Built in 1982

Remodeled with New Cabinet Doors, Granite, Frigidaire® Stainless Steel Appliances, Sandstone Two tone Paint, Laminate Flooring, Canned Lighting, Shower Doors, Window Blinds, Framed Mirror, Fixtures, Model A "Blue Dawn". FHA & VA approved. No Mello Roos... [More](#)

List / Sold:

\$389,900 / \$385,000 ↓

ML# OC18137095

29 Abbeywood Ln



Aliso Viejo • [Map](#)

Closed • Condominium

54 days on the market • Sold On 08/27/2018

2 beds, 1 baths • 918 sqft • 3,500 sqft lot • \$423.75/sqft • Built in 1982

Fabulous opportunity and best value located in the heart of Aliso Viejo! Great starter townhouse in the highly desirable community of Morningside. With trees and grass all around, you have a fenced in front patio, and a back patio with a good-size storage closet. The home has all dual pane sliding doors and windows. You will find the kitchen is upgraded with granite counter tops, a dishwasher and t... [More](#)

List / Sold:

\$389,900 / \$389,000 ↓

ML# OC18131998

6 Allenwood Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$413,500 / \$401,000 ↓

4 days on the market • Sold On 10/03/2018

2 beds, 2 baths • 969 sqft • 646 sqft lot • \$413.83/sqft • Built in 1983

Make this your home before the holidays! This two-level townhome located in the highly desirable Morningside Community in Aliso Viejo near shopping, toll road and freeways. Gated front courtyard and rear patio offer room for BBQ and outdoor entertaining. First floor has a spacious floorplan featuring a large living/dining space filled with natural light, ½ bathroom, kitchen with newer stainless steel a... [More](#)

ML# PW18204250

41 Bentwood Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$404,500 / \$402,000 ↓

20 days on the market • Sold On 11/06/2018

2 beds, 2 baths • 957 sqft • 646 sqft lot • \$420.06/sqft • Built in 1983

Own this beautiful Single-Family Attached Residence, in the Highly Desirable community of Morningside, centrally located in one of the safest cities in the nation... Aliso Viejo! This 2 bedroom floorplan is in high demand due to having one full private bath upstairs and one half bathroom downstairs - ideal for guests and entertaining... and it rarely comes on the market! Recent upgrades include: a full... [More](#)

ML# CV18227608

56 Birchwood Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$449,000 / \$443,000 ↓

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

3 beds, 2 baths • 1,174 sqft • 853 sqft lot • \$377.34/sqft • Built in 1982

Fantastic purchase opportunity on this end unit 3 br 1.5 ba townhome in move-in condition. Private front patio, spacious living room with tiled floors, recessed lights and ceiling fan, updated kitchen with ample cabinets, granite countertops and custom tile backsplash, crown molding in kitchen, bright dining area, stackable inside laundry area, all appliances included, downstairs bath updated with pe... [More](#)

ML# PW18228527

131 Briarwood Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$465,000 / \$465,000

28 days on the market • Sold On 09/20/2018

3 beds, 2 baths • 1,156 sqft • 1,000 sqft lot • \$402.25/sqft • Built in 1985

Nestled in quiet Morningside Terrace community. Enjoy the ALISO VIEJO lifestyle in this fabulous 3 bedroom, 2 bath home. Built in 1985 with a clean and well-planned 1156 sqft floorplan. A cozy front porch entrance welcomes family and guests. The bright and open living room which steps out to the private back patio is perfect for family and entertaining guests. Other features include granite kitche... [More](#)

ML# OC18179006

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 14	Maximum: 3/2.00	1,174	3,500	\$465,000	\$465,000	\$435.72
Total on Market: 4	Minimum: 2/1.00	918	0	\$369,999	\$374,500	\$377.34
Sold/Exp Ratio: 0.00	Average: 2/1.57	1,003	858	\$406,335	\$404,313	\$405.04
	Median: 2/2.00	957	646	\$394,948	\$395,000	\$407.04

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
92 Birchwood LN	AV	1982	STD	11/24/2018	2	1	41/41	918	646	\$403.05	\$369,999
39 Bentwood LN	AV	1983	STD	10/24/2018	2	2	72/72	957	646	\$406.48	\$389,000
123 Abbeywood LN	AV	1982	STD	10/15/2018	3	2	81/81	1,174	853	\$382.45	\$449,000
105 Abbeywood LN	AV	1982	STD	09/20/2018	3	2	106/106	1,174	853	\$382.45	\$449,000

Maximum:	3/	2.00	106	1,174	853	\$406.48	\$449,000
Minimum:	2	1.00	41	918	646	\$382.45	\$369,999
Average:	3	1.75	75	1,056	750	\$393.61	\$414,250
Median:	3	2.00	77	1,066	750	\$392.75	\$419,000

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
113 Dogwood LN #144	AV	1985	STD	11/30/2018	2	2	140/140	966	0	\$388.20	\$375,000

Maximum:	2/	2.00	140	966	0	\$388.20	\$375,000
Minimum:	2	2.00	140	966	0	\$388.20	\$375,000
Average:	2	2.00	140	966	0	\$388.20	\$375,000
Median:	2	2.00	140	966	0	\$388.20	\$375,000

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
83 Abbeywood LN	AV	1982	STD	12/15/2018	2	1	31/31	918	646	\$435.72	\$399,995

Maximum:	2/	1.00	31	918	646	\$435.72	\$399,995
Minimum:	2	1.00	31	918	646	\$435.72	\$399,995
Average:	2	1.00	31	918	646	\$435.72	\$399,995
Median:	2	1.00	31	918	646	\$435.72	\$399,995

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
72 Birchwood LN	AV	1982	STD	11/29/2018	2	1	86/86	918	646	\$407.95	\$374,500
42 Birchwood LN	AV	1982	STD	11/21/2018	2	1	117/117	920	646	\$407.61	\$375,000
163 Abbeywood LN	AV	1982	STD	11/22/2018	2	1	45/45	918	436	\$419.39	\$385,000
29 Abbeywood LN	AV	1982	STD	08/27/2018	2	1	54/54	918	3,500	\$423.75	\$389,000
6 Allenwood LN	AV	1983	STD	10/03/2018	2	2	4/4	969	646	\$413.83	\$401,000
41 Bentwood LN	AV	1983	STD	11/06/2018	2	2	20/20	957	646	\$420.06	\$402,000
56 Birchwood LN	AV	1982	STD	11/26/2018	3	2	17/17	1,174	853	\$377.34	\$443,000
131 Briarwood LN	AV	1985	STD	09/20/2018	3	2	28/28	1,156	1,000	\$402.25	\$465,000

Maximum:	3	2.00	117	1,174	3,500	\$423.75	\$465,000
Minimum:	2	1.00	4	918	436	\$377.34	\$374,500
Average:	2	1.50	46	991	1,047	\$409.02	\$404,313
Median:	2	1.50	37	939	646	\$410.89	\$395,000

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 'Morningside (MOR)', 'Morningside
Terrace (MST)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:29 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
 'Morningside (MOR)', 'Morningside Terrace (MST)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18279012	92 Birchwood Lane	2	1	918	\$403.05	11/24/2018	41	\$369,999
OC18257756	39 Bentwood Lane	2	2	957	\$406.48	10/24/2018	72	\$389,000
OC18250418	123 Abbeywood Lane	3	2	1,174	\$382.45	10/15/2018	81	\$449,000
OC18229096	105 Abbeywood Lane	3	2	1,174	\$382.45	09/20/2018	106	\$449,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW18175234	113 Dogwood Lane #144	2	2	966	\$388.20	07/19/2018	140	\$375,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW18166288	72 Birchwood Lane	2	1	918	\$407.95	07/11/2018	11/29/2018	86	\$374,900	\$374,500	99.89
PW18141655	42 Birchwood Lane	2	1	920	\$407.61	06/15/2018	11/21/2018	117	\$370,000	\$375,000	101.35
OC18137095	163 Abbeywood Lane	2	1	918	\$419.39	06/08/2018	11/22/2018	45	\$389,900	\$385,000	98.74
OC18131998	29 Abbeywood Lane	2	1	918	\$423.75	06/05/2018	08/27/2018	54	\$389,900	\$389,000	99.77
PW18204250	6 Allenwood Lane	2	2	969	\$413.83	08/22/2018	10/03/2018	4	\$413,500	\$401,000	96.98
CV18227608	41 Bentwood Lane	2	2	957	\$420.06	09/19/2018	11/06/2018	20	\$404,500	\$402,000	99.38
PW18228527	56 Birchwood Lane	3	2	1,174	\$377.34	09/18/2018	11/26/2018	17	\$449,000	\$443,000	98.66
OC18179006	131 Briarwood Lane	3	2	1,156	\$402.25	07/24/2018	09/20/2018	28	\$465,000	\$465,000	100.00

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18272912	83 Abbeywood Lane	2	1	918	\$435.72	11/14/2018	31	\$399,995

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	3	5
Absorption Rate (Total Sales/Months)	0.00	1.00	1.67
Total # of Comparable Active Listings	3	6	5
Months of Housing Supply (Lst/Ab. Rate)	0.00	6.00	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$401,000	\$385,000
Median Comparable Sales DOM	0	28	45
Median Comparable List Price (Listings Only)	\$389,900	\$389,750	\$399,995
Median Comparable Listings DOM (Listings Only)	54	96	72
Median Sale Price / Median List Price %	0.00%	96.98%	98.74%

**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.*