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17 Redstone



Active • Condominium

\$475,000

266 days on the market • Listed On 03/24/2018

2 beds, 2 baths • 962 sqft • No lot size data • \$493.76/sqft • Built in 1997

AN ADDRESS YOU GIVE WITH PRIDE, LOCATED IN THE GATE COMMUNITY OF THE ORLEANS. END UNIT, TUCKED AWAY WITH NO ONE ABOVE OR BELOW YOU. SERENE FRONT PATIO WITH A VIEW OF THE GREEN HILLS BLOOMING WITH SPRING COLORS. AN ATTACHED 2 CAR GARAGE WITH DIRECT ACCESS INTO THE HOUSE WITH A LAUNDRY AREA AND AUTOMATIC DOOR OPENER. UPSTAIRS, AN OPEN FLOOR PLAN FEATURES A LARGE LIVING ROOM WITH A GAS FIREPLACE, DINING... [More](#)

Aliso Viejo • [Map](#)

ML# PW18067848

29 Aurora



Pending • Condominium

\$542,900

40 days on the market • Listed On 11/07/2018

2 beds, 3 baths • 1,249 sqft • 0 sqft lot • \$434.67/sqft • Built in 1998

Welcome Home To This Stunning Orleans Home. Every Nook Has Been Touched W/Tasteful & Timeless Choices. A Prime Location Just Steps Away from Oak Grove Elementary W/Breathtaking Views Of The Mountains & Valleys Beyond. No One Above Or Below You. Enter Thru The Charming Front Walkway That You Only Share With One Other Home. Feel The Gentle Breezes Blow Thru The Home When You Open Your Sliding Doors. Cl... [More](#)

Aliso Viejo • [Map](#)

ML# OC18269183

2 Bryce Canyon



Closed • Condominium

List / Sold:
\$469,999 / \$475,000 ↑

6 days on the market • Sold On 07/31/2018

2 beds, 2 baths • 962 sqft • No lot size data • \$493.76/sqft • Built in 1999

Gorgeous Aliso Viejo Home in The Gated Orleans Community with 2 Bedrooms and 2 Full Bathrooms with Attached 2 Car Garage on Corner Location. As soon as you arrive, you'll appreciate the customized enclosed patio entrance with custom concrete and plenty of room for a BBQ and lounge set up. Once you open the front door to beautiful laminate flooring, designer paint, and upscale light switches, you'll g... [More](#)

Aliso Viejo • [Map](#)

ML# OC18133514

26 Sobrante



Closed • Condominium

List / Sold:
\$525,000 / \$525,000

9 days on the market • Sold On 10/09/2018

2 beds, 2 baths • 1,205 sqft • 0 sqft lot • \$435.68/sqft • Built in 1998

Immaculate 2 bedroom, 2 bath home with 2 car attached direct access garage. In the gated community of Orleans, including community pool and spa. Carriage end unit, light and bright, soaring 9 foot ceilings with recessed lighting, open floor plan. Features include granite kitchen counter tops, wood floors, baseboards and crown moldings, window shutters. Much more including, awning, kitchen refacing,... [More](#)

Aliso Viejo • [Map](#)

ML# OC18185396

52 Sobrante



Closed • Single Family Residence

List / Sold:
\$500,000 / \$540,000 ↑

12 days on the market • Sold On 12/07/2018

2 beds, 3 baths • 1,264 sqft • No lot size data • \$427.22/sqft • Built in 1998

SPECTACULAR UNOBSTRUCTED VIEW HOME!!!! Hurry before this one is gone!! Located in the prestigious gated community of Orleans! This naturally light & bright home offers an open concept floor plan with a beautiful & uplifting paint palette, huge kitchen with pristine white cabinets including a large pantry & matching finishes as well as a darling kitchen nook brightened by large windows with lovely shutt... [More](#)

Aliso Viejo • [Map](#)

ML# OC18253448

2 Sobrante



Aliso Viejo • [Map](#)

Closed • **Townhouse**

List / Sold:

\$549,000 / \$549,000

7 days on the market • **Sold On 08/24/2018**

2 beds, 3 baths • **1,220 sqft** • **2,500 sqft lot** • **\$450.00/sqft** • **Built in 1998**

Amazing View townhome in Aliso Viejo with great outdoor space! This gorgeous unit feels like a single family residence connected only on one side. Come through a private entrance with large, secluded patio area. Enjoy the lovely hill views from the back patio. 2 Bedrooms, 2.5 Baths, new engineered hardwood floors throughout, newer paint, newer kitchen cabinets and much more. Open concept living space... [More](#)

ML# **OC18190778**

50 Sobrante



Aliso Viejo • [Map](#)

Closed • **Townhouse**

List / Sold:

\$625,000 / \$600,000 ↓

8 days on the market • **Sold On 07/24/2018**

3 beds, 3 baths • **1,506 sqft** • **0 sqft lot** • **\$398.41/sqft** • **Built in 1988**

Gorgeous 3-bedroom, 2.5-bathroom condo with amazing VIEWS located in the beautiful Orleans gated community in Aliso Viejo. This spacious unit offers a direct-access 2-car garage and an open and bright floor plan with no one above or below. Nicely upgraded kitchen included stainless steel appliances, Laminate wood flooring, dining area, vaulted ceilings, recessed lighting, ceiling fans..... [More](#)

ML# **PW18150029**

31 Sobrante



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$612,449 / \$615,000 ↑

3 days on the market • **Sold On 07/10/2018**

3 beds, 3 baths • **1,506 sqft** • **No lot size data** • **\$408.37/sqft** • **Built in 1998**

Rarely on the market, this gorgeous 3-bedroom, 2.5-bathroom condo is located in the beautiful Orleans community in Aliso Viejo. This spacious, prime, interior unit features a direct-access 2-car garage and an open and bright floor plan with no one above or below. The highly upgraded kitchen included stainless steel appliances, granite counters, tile floors, a separate dining area, as well as a built-in... [More](#)

ML# **LG18121773**

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	8	Maximum:	3/3.00	1,506	2,500	\$625,000	\$615,000	\$493.76
Total on Market:	1	Minimum:	2/2.00	962	0	\$469,999	\$475,000	\$398.41
Sold/Exp Ratio:	0.00	Average:	2/2.63	1,234	625	\$537,419	\$550,667	\$442.73
		Median:	2/3.00	1,235	0	\$533,950	\$544,500	\$435.18

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
17 Redstone	AV	1997	PRO	03/24/2018	2	2	266/266	962		\$493.76	\$475,000
				Maximum:	2/	2.00	266	962		\$493.76	\$475,000
				Minimum:	2	2.00	266	962		\$493.76	\$475,000
				Average:	2	2.00	266	962		\$493.76	\$475,000
				Median:	2	2.00	266	962		\$493.76	\$475,000

Pending

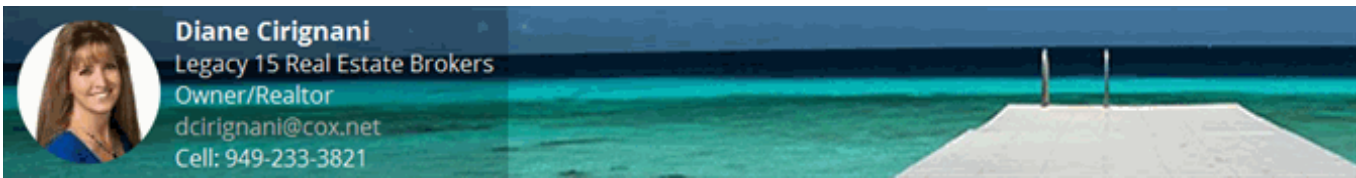
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
29 Aurora	AV	1998	STD	12/17/2018	2	3	40/40	1,249	0	\$434.67	\$542,900
				Maximum:	2/	3.00	40	1,249	0	\$434.67	\$542,900
				Minimum:	2	3.00	40	1,249	0	\$434.67	\$542,900
				Average:	2	3.00	40	1,249	0	\$434.67	\$542,900
				Median:	2	3.00	40	1,249	0	\$434.67	\$542,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
2 Bryce Canyon	AV	1999	STD	07/31/2018	2	2	6/6	962		\$493.76	\$475,000
26 Sobrante	AV	1998	STD	10/09/2018	2	2	9/9	1,205	0	\$435.68	\$525,000
52 Sobrante	AV	1998	STD	12/07/2018	2	3	12/12	1,264		\$427.22	\$540,000
2 Sobrante	AV	1998	STD	08/24/2018	2	3	7/7	1,220	2,500	\$450.00	\$549,000
50 Sobrante	AV	1988	STD	07/24/2018	3	3	8/8	1,506	0	\$398.41	\$600,000
31 Sobrante	AV	1998	STD	07/10/2018	3	3	3/3	1,506		\$408.37	\$615,000
				Maximum:	3	3.00	12	1,506	2,500	\$493.76	\$615,000
				Minimum:	2	2.00	3	962	0	\$398.41	\$475,000
				Average:	2	2.67	8	1,277	833	\$435.57	\$550,667
				Median:	2	3.00	8	1,242	0	\$431.45	\$544,500

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 07/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Orleans (ORLN)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:30 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 'Orleans (ORLN)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW18067848	17 Redstone	2	2	962	\$493.76	03/24/2018	266	\$475,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18133514	2 Bryce Canyon	2	2	962	\$493.76	06/21/2018	07/31/2018	6	\$469,999	\$475,000	101.06
OC18185396	26 Sobrante	2	2	1,205	\$435.68	07/23/2018	10/09/2018	9	\$525,000	\$525,000	100.00
OC18253448	52 Sobrante	2	3	1,264	\$427.22	10/31/2018	12/07/2018	12	\$500,000	\$540,000	108.00
OC18190778	2 Sobrante	2	3	1,220	\$450.00	08/05/2018	08/24/2018	7	\$549,000	\$549,000	100.00
PW18150029	50 Sobrante	3	3	1,506	\$398.41	06/21/2018	07/24/2018	8	\$625,000	\$600,000	96.00
LG18121773	31 Sobrante	3	3	1,506	\$408.37	05/06/2018	07/10/2018	3	\$612,449	\$615,000	100.42

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18269183	29 Aurora	2	3	1,249	\$434.67	11/07/2018	40	\$542,900

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	4	2
Absorption Rate (Total Sales/Months)	0.00	1.33	0.67
Total # of Comparable Active Listings	1	1	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.75	1.50
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$574,500	\$532,500
Median Comparable Sales DOM	0	7	11
Median Comparable List Price (Listings Only)	\$475,000	\$475,000	\$508,950
Median Comparable Listings DOM (Listings Only)	266	266	153
Median Sale Price / Median List Price %	0.00%	98.93%	103.90%

*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.