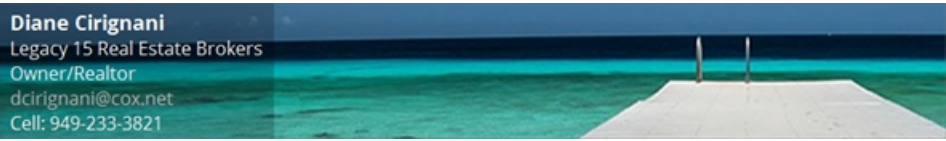




Diane Cirignani
 Legacy 15 Real Estate Brokers
 Owner/Realtor
 dcirignani@cox.net
 Cell: 949-233-3821



10 Pacific Grove Dr



Aliso Viejo • [Map](#)

Active • Single Family Residence

\$815,000

79 days on the market • Listed On 10/17/2018

4 beds, 3 baths • 1,731 sqft • 4,000 sqft lot • \$470.83/sqft • Built in 1995

LARGE YARD, OPEN FLOOR PLAN WITH HIGH CEILINGS AND GREAT ROOM CONCEPT, 4 BEDROOMS WITH MAIN FLOOR BEDROOM AND 3 FULL BATHROOMS, STUNNING KITCHEN AND UPGRADED BATHROOMS! Exceptional location near park and award winning schools in the highly sought after Pacific Grove neighborhood! Large living and dining rooms/great room with fireplace and high ceilings, spectacular kitchen with lots of cabinets, desig... [More](#)

ML# OC18250838

48 Mallorn Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$699,900 / \$685,500 ↓

15 days on the market • Sold On 08/14/2018

3 beds, 3 baths • 1,326 sqft • 3,250 sqft lot • \$516.97/sqft • Built in 1996

Welcome home! Charming Pacific Grove home with wonderful view lot! Open floor plan and vaulted ceilings. Fireplace in family room. Large Master bedroom with updated bathroom vanities. Laundry Hookups conveniently located upstairs. Besides the great elevated view, lot is situated to provide lot's of privacy. Cool breeze will save you tons on cooling costs. Aliso Viejo's Pacific Grove offers great schoo... [More](#)

ML# IG18153179

3 Beech Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$698,000 / \$695,000 ↓

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

3 beds, 3 baths • 1,300 sqft • 4,275 sqft lot • \$534.62/sqft • Built in 1994

Beautiful Single Family Residence located in the desirable Pacific Grove Community. Featuring a completely remodeled, bright and airy floor plan with 3 bedrooms and 2.5 baths. Spacious modern kitchen with generous cabinetry and counter space. Woodflooring throughout. Nest thermostat and completely new HVAC including new AC condenser. Oversized backyard with fantastic entertaining hardscape, grassy area... [More](#)

ML# OC18251797

8 Pacific Grove Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$700,000 / \$700,000

8 days on the market • Sold On 10/01/2018

3 beds, 3 baths • 1,242 sqft • 3,600 sqft lot • \$563.61/sqft • Built in 1992

Charming White Picket Fence Style Single Family Home located in the desirable Pacific Grove Community. Featuring a bright and airy 1,242 sq. ft. floorplan with 3 bedrooms, 2.5 baths and 2 car attached garage. The inviting family rooms boasts an abundance of light emitting windows, vaulted ceiling, diagonal installed tile flooring, warming gas burning fireplace and tranquil views of the spacious backyar... [More](#)

ML# OC18216490

14 Birch Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$720,000 / \$742,500 ↑

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

3 beds, 3 baths • 1,415 sqft • 3,015 sqft lot • \$524.73/sqft • Built in 1994

Don't miss your chance to own wonderfully updated home in a prime location. From new granite countertops in all of the bathrooms to the new engineered floors that cover the majority of the second floor, this home has been styled for today while providing a better price point for you, the buyer. The master suite is located on the second floor and includes dual vanities, walk-in closet, balcony, and a ... [More](#)

ML# SB18134309

11 Birch Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$775,000 / \$770,000 ↓

10 days on the market • Sold On 09/12/2018

3 beds, 3 baths • 1,822 sqft • 3,060 sqft lot • \$422.61/sqft • Built in 1995

Charming Single Family Home located in the desirable Pacific Grove Community. Featuring a bright and airy 1,822 sq. ft. floorplan with 3 bedrooms & loft, 2.5 baths and 2 car attached garage. The formal living and dining rooms boast an abundance of windows, vaulted ceilings and bamboo flooring is the perfect for entertaining large gatherings of family and friends. The spacious family room features an in... [More](#)

ML# OC18185328

66 Mallorn Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$899,998 / \$900,000 ↑

8 days on the market • Sold On 07/20/2018

4 beds, 3 baths • 1,822 sqft • 7,500 sqft lot • \$493.96/sqft • Built in 1995

OH, THE VIEWS! You must come see the views! This Cape-Cod style home sits at the very end of a quiet cul-de-sac and down a long driveway. It doesn't get any more private than that! The back yard is like no other- it's wide open to a panoramic view and wraps around the side of the house, with mature fruit trees and plants that add even more privacy. Inside this bright and clean home are newly re-fi... [More](#)

ML# OC18140352

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	7	Maximum:	4/3.00	1,822	7,500	\$899,998	\$900,000	\$563.61
Total on Market:	1	Minimum:	3/3.00	1,242	3,015	\$698,000	\$685,500	\$422.61
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,523	4,100	\$758,271	\$748,833	\$503.90
		Median:	3/3.00	1,415	3,600	\$720,000	\$721,250	\$516.97

Active

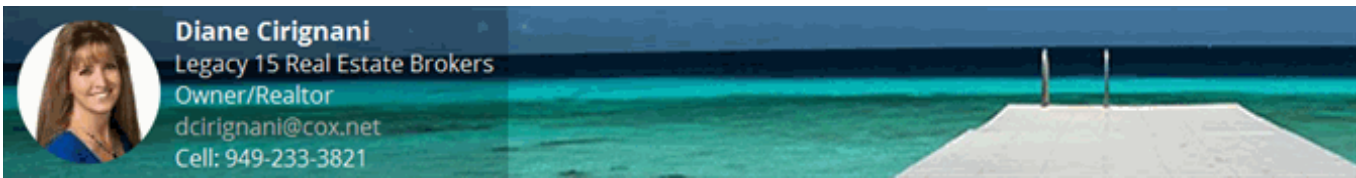
Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
10 Pacific Grove DR	AV	1995	STD	10/17/2018	4	3	79/79	1,731	4,000	\$470.83	\$815,000
				Maximum:	4/	3.00	79	1,731	4,000	\$470.83	\$815,000
				Minimum:	4	3.00	79	1,731	4,000	\$470.83	\$815,000
				Average:	4	3.00	79	1,731	4,000	\$470.83	\$815,000
				Median:	4	3.00	79	1,731	4,000	\$470.83	\$815,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
48 Mallorn DR	AV	1996	STD	08/14/2018	3	3	15/15	1,326	3,250	\$516.97	\$685,500
3 Beech DR	AV	1994	STD	12/28/2018	3	3	43/43	1,300	4,275	\$534.62	\$695,000
8 Pacific Grove DR	AV	1992	STD	10/01/2018	3	3	8/8	1,242	3,600	\$563.61	\$700,000
14 Birch DR	AV	1994	STD	07/12/2018	3	3	10/10	1,415	3,015	\$524.73	\$742,500
11 Birch DR	AV	1995	STD	09/12/2018	3	3	10/10	1,822	3,060	\$422.61	\$770,000
66 Mallorn DR	AV	1995	STD	07/20/2018	4	3	8/8	1,822	7,500	\$493.96	\$900,000
				Maximum:	4	3.00	43	1,822	7,500	\$563.61	\$900,000
				Minimum:	3	3.00	8	1,242	3,015	\$422.61	\$685,500
				Average:	3	3.00	16	1,488	4,117	\$509.42	\$748,833
				Median:	3	3.00	10	1,371	3,425	\$520.85	\$721,250

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 'Pacific Grove (PG)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:31 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 'Pacific Grove (PG)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18250838	10 Pacific Grove Drive	4	3	1,731	\$470.83	10/17/2018	79	\$815,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
IG18153179	48 Mallorn Drive	3	3	1,326	\$516.97	06/26/2018	08/14/2018	15	\$699,900	\$685,500	97.94
OC18251797	3 Beech Drive	3	3	1,300	\$534.62	10/18/2018	12/28/2018	43	\$698,000	\$695,000	99.57
OC18216490	8 Pacific Grove Drive	3	3	1,242	\$563.61	08/10/2018	10/01/2018	8	\$700,000	\$700,000	100.00
SB18134309	14 Birch Drive	3	3	1,415	\$524.73	06/21/2018	07/12/2018	10	\$720,000	\$742,500	103.13
OC18185328	11 Birch Drive	3	3	1,822	\$422.61	06/29/2018	09/12/2018	10	\$775,000	\$770,000	99.35
OC18140352	66 Mallorn Drive	4	3	1,822	\$493.96	05/08/2018	07/20/2018	8	\$899,998	\$900,000	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)	0	5	1
Absorption Rate (Total Sales/Months)	0.00	1.67	0.33
Total # of Comparable Active Listings	2	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$742,500	\$695,000
Median Comparable Sales DOM	0	10	43
Median Comparable List Price (Listings Only)	\$737,450	\$0	\$815,000
Median Comparable Listings DOM (Listings Only)	13	0	79
Median Sale Price / Median List Price %	0.00%	103.13%	99.57%

*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.