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21 Cabrillo Terrace



Active • Single Family Residence

\$989,000 ↓

80 days on the market • Listed On 10/16/2018

4 beds, 3 baths • 2,837 sqft • 3,420 sqft lot • \$348.61/sqft • Built in 2008

Welcome Home! This beautiful 4 bedroom, 3 bath Plan "2" home awaits its new owner. Located in the highly desirable Golf Course Community of Glenwood. With a 1st floor bedroom and full bath, with upgraded tile floor and shower. A wonderful open floor plan, that includes a custom built in entertainment center, Fireplace with storage. The Kitchen includes Stainless Steel appliances, walk in pantry, beaut... [More](#)

Aliso Viejo • [Map](#)

ML# OC18245218

46 Old Mission Rd



Pending • Single Family Residence

\$984,900

8 days on the market • Listed On 11/21/2018

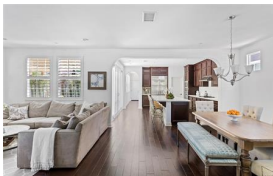
4 beds, 3 baths • 3,217 sqft • 3,420 sqft lot • \$306.15/sqft • Built in 2009

EXCLUSIVE COUNTRY CLUB COMMUNITY of GLENWOOD! An incredible opportunity to acquire the largest floor plan which sits on a coveted, lush, well-manicured greenbelt. This turnkey home offers an open, light, bright and airy floor plan with an additional private bonus room/office upstairs. Gourmet kitchen with stainless steel appliances, built-in fridge, granite countertops and backsplash overlook spacious ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18278228

17 Golf Dr



Closed • Single Family Residence

List / Sold:

\$965,000 / \$950,000 ↓

88 days on the market • Sold On 11/05/2018

3 beds, 3 baths • 2,335 sqft • 3,420 sqft lot • \$406.85/sqft • Built in 2013

17 Golf is an exceptional find in the highly sought after Country Club Community of Glenwood. This model rarely comes on the market, as it is one of the most desirable floor plans of Pasadena track with the largest lot size. This turnkey home offers an extremely open, light, bright and airy floor plan with high-end upgrades starting with the chef kitchen with high-end stainless appliances, built-in fri... [More](#)

Aliso Viejo • [Map](#)

ML# OC18163498

59 Coronel Pl



Closed • Single Family Residence

List / Sold:

\$965,000 / \$960,000 ↓

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

3 beds, 3 baths • 2,285 sqft • 3,964 sqft lot • \$420.13/sqft • Built in 2011

\$25,000 PRICE DROP!!! 59 Coronel is a MUST SEE property located in the Pasadera community. This beautiful home is a 3 bedroom, 2.5 bath END UNIT built in 2011. The owners spared no expense on upgrades when the home was built. This truly is a turnkey home. The front door leads in to a gorgeous open floor plan on the main level with hard wood floors throughout. The kitchen has granite counter tops, custo... [More](#)

Aliso Viejo • [Map](#)

ML# OC18180759

49 Coronel Pl



Closed • Single Family Residence

List / Sold:

\$995,000 / \$991,888 ↓

37 days on the market • Sold On 08/21/2018

4 beds, 3 baths • 2,837 sqft • 3,600 sqft lot • \$349.63/sqft • Built in 2011

49 Coronel sets precedence for Luxury and Resort-Style living in the prestigious Country Club Community of Glenwood. An incredible opportunity to acquire an elegantly designed home with features such as a main floor bedroom and full bath, a spacious open floor plan leading to a landscaped backyard with a draped trellis and hanging light and a one of a kind contemporary design. The interior sets an eleg... [More](#)

Aliso Viejo • [Map](#)

ML# OC18148867

26 Golf Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$999,000 / \$999,000

31 days on the market • Sold On 08/22/2018

4 beds, 3 baths • 3,217 sqft • 3,420 sqft lot • \$310.54/sqft • Built in 2008

A MUST SEE! Turnkey Single Family Home located in the prestigious Golf Course Community of Glenwood! This ideal plan features 4 bedrooms, 3 bathrooms, plus a large loft with closet that can be used as the 5th bedroom, office, playroom or media room. One bedroom is conveniently located on the main floor with a full bathroom. Great open floor plan ready for entertaining! Chef's designer kitchen is complet... [More](#)

ML# OC18172592

22 Golf Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$1,010,000 / \$1,000,000 ↓

73 days on the market • Sold On 08/06/2018

4 beds, 3 baths • 3,163 sqft • 3,447 sqft lot • \$316.16/sqft • Built in 2008

BEAUTIFULLY UPGRADED SPACIOUS FLOORPLAN FEATURING 4 BEDROOMS PLUS A THIRD STORY LOFT LARGE ENOUGH FOR RECREATION OR A MEDIA ROOM. ON THE MAIN FLOOR, THE OPEN CONCEPT GREAT ROOM IS PERFECT FOR ENTERTAINING FRIENDS AND DINING BY THE INTIMATE FIREPLACE. THE GOURMET KITCHEN OFFERS PLENTY OF STORAGE, EXPANSIVE ISLAND WITH GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND WALK-IN PANTRY. THE INTERIOR FEAT... [More](#)

ML# OC18090852

11 Rincon Way



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$1,099,000 / \$1,105,000 ↑

6 days on the market • Sold On 07/25/2018

4 beds, 3 baths • 2,716 sqft • 4,050 sqft lot • \$406.85/sqft • Built in 2012

11 Rincon Way is the pinnacle of Pasadera living. Located in the prestigious Golf Course Community of Glenwood at Aliso Viejo, with a corner lot, end unit location, with the largest lot size in Pasadera, 11 Rincon is flooded with natural light. Bright, private, and full of over \$100,000 in upgrades. This Horvath model floor plan features 4-bedrooms with one bedroom & bath on the main floor. The kitche... [More](#)

ML# OC18158249

Quick CMA Report

Total Listings: 8	Maximum: 4/3.00	Sqft: 3,217	LSqft: 4,050	List Price: \$1,099,000	Sold Price: \$1,105,000	\$/Sqft: \$420.13
Total on Market: 1	Minimum: 3/3.00	2,285	3,420	\$965,000	\$950,000	\$306.15
Sold/Exp Ratio: 0.00	Average: 4/3.00	2,826	3,593	\$1,000,863	\$1,000,981	\$358.11
	Median: 4/3.00	2,837	3,434	\$992,000	\$995,444	\$349.12

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
21 Cabrillo Terrace	AV	2008	STD	10/16/2018	4	3	80/80	2,837	3,420	\$348.61	\$989,000
				Maximum:	4/	3.00	80	2,837	3,420	\$348.61	\$989,000
				Minimum:	4	3.00	80	2,837	3,420	\$348.61	\$989,000
				Average:	4	3.00	80	2,837	3,420	\$348.61	\$989,000
				Median:	4	3.00	80	2,837	3,420	\$348.61	\$989,000

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
46 Old Mission RD	AV	2009	STD	11/29/2018	4	3	8/8	3,217	3,420	\$306.15	\$984,900
				Maximum:	4/	3.00	8	3,217	3,420	\$306.15	\$984,900
				Minimum:	4	3.00	8	3,217	3,420	\$306.15	\$984,900
				Average:	4	3.00	8	3,217	3,420	\$306.15	\$984,900
				Median:	4	3.00	8	3,217	3,420	\$306.15	\$984,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
17 Golf DR	AV	2013	STD	11/05/2018	3	3	88/88	2,335	3,420	\$406.85	\$950,000
59 Coronel PL	AV	2011	STD	10/09/2018	3	3	42/42	2,285	3,964	\$420.13	\$960,000
49 Coronel PL	AV	2011	STD	08/21/2018	4	3	37/37	2,837	3,600	\$349.63	\$991,888
26 Golf DR	AV	2008	STD	08/22/2018	4	3	6/31	3,217	3,420	\$310.54	\$999,000
22 Golf DR	AV	2008	STD	08/06/2018	4	3	73/73	3,163	3,447	\$316.16	\$1,000,000
11 Rincon WY	AV	2012	STD	07/25/2018	4	3	6/6	2,716	4,050	\$406.85	\$1,105,000
				Maximum:	4	3.00	88	3,217	4,050	\$420.13	\$1,105,000
				Minimum:	3	3.00	6	2,285	3,420	\$310.54	\$950,000
				Average:	4	3.00	46	2,759	3,650	\$368.36	\$1,000,981
				Median:	4	3.00	40	2,777	3,524	\$378.24	\$995,444

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 'Pasadera (PASA)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:32 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 'Pasadera (PASA)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18245218	21 Cabrillo Terrace	4	3	2,837	\$348.61	10/16/2018	80	\$989,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18163498	17 Golf Drive	3	3	2,335	\$406.85	07/08/2018	11/05/2018	88	\$965,000	\$950,000	98.45
OC18180759	59 Coronel Place	3	3	2,285	\$420.13	07/26/2018	10/09/2018	42	\$965,000	\$960,000	99.48
OC18148867	49 Coronel Place	4	3	2,837	\$349.63	06/21/2018	08/21/2018	37	\$995,000	\$991,888	99.69
OC18172592	26 Golf Drive	4	3	3,217	\$310.54	07/17/2018	08/22/2018	6	\$999,000	\$999,000	100.00
OC18090852	22 Golf Drive	4	3	3,163	\$316.16	04/19/2018	08/06/2018	73	\$1,010,000	\$1,000,000	99.01
OC18158249	11 Rincon Way	4	3	2,716	\$406.85	07/02/2018	07/25/2018	6	\$1,099,000	\$1,105,000	100.55

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18278228	46 Old Mission Road	4	3	3,217	\$306.15	11/21/2018	8	\$984,900

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	2	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	\$999,500	\$955,000
Median Comparable Sales DOM	0	22	65
Median Comparable List Price (Listings Only)	\$1,047,000	\$965,000	\$986,950
Median Comparable Listings DOM (Listings Only)	22	88	44
Median Sale Price / Median List Price %	0.00%	99.50%	98.96%

*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.