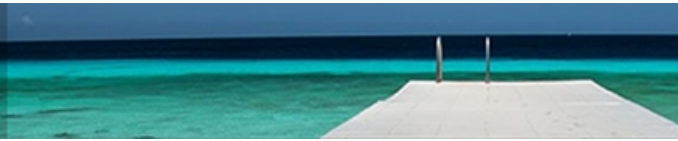




Diane Cirignani
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25 Lucente Ln



Active • Condominium

\$449,000 ↓

74 days on the market • Listed On 10/22/2018

2 beds, 2 baths • 936 sqft • No lot size data • \$479.70/sqft • Built in 2000

PRICE REDUCTION!!! Popular Carriage unit located in the Westridge Community of Aliso Viejo in the lovely Passeggio subdivision. Freshly painted throughout. This 2 bedroom, 2 bath home is an end unit and has no one above or below. The living room and deck have a beautiful canyon view. The home is very quiet and serene. The home is light, airy and bright. Living room has a fireplace, master bath a ... [More](#)

Aliso Viejo • [Map](#)

ML# LG18256813

21 Lucente Ln



Closed • Condominium

List / Sold:
\$595,000 / \$590,000 ↓

9 days on the market • Sold On 03/16/2018

3 beds, 3 baths • 1,350 sqft • No lot size data • \$437.04/sqft • Built in 2000

Stunning Canyon View Property rarely on the market! If you are looking for a canyon view property with absolute privacy and peace and quiet with zero road noise, look no further. All you will hear are the birds chirping and an occasional coyote howling! As you approach the front door you will notice the great space to entertain guests and the flagstone patio entrance. When you enter you will quick!... [More](#)

Aliso Viejo • [Map](#)

ML# OC18026983

17 Lucente Ln



Closed • Condominium

List / Sold:
\$629,900 / \$610,000 ↓

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

3 beds, 3 baths • 1,403 sqft • No lot size data • \$434.78/sqft • Built in 2000

Located in the Westridge community of Aliso Viejo in the community of Passeggio you will find this three bedroom end unit home. This home has one of the best views of Aliso Wood Canyon from both the downstairs and master bedroom. It's located in a quiet and private corner with a large wrap around patio. This is a rare find in one of the most popular communities in the area. The open floor plan off... [More](#)

Aliso Viejo • [Map](#)

ML# OC18186826

65 Vellisimo Dr



Closed • Condominium

List / Sold:
\$625,000 / \$625,000

0 days on the market • Sold On 04/18/2018

3 beds, 3 baths • 1,403 sqft • 1,800 sqft lot • \$445.47/sqft • Built in 2000

Simply The Most Stunning Canyon Views In All Aliso Viejo! If you are looking for an Extremely Private And Quiet Location there is no need to look any further. Sit On Your Back Patio Overlooking The Canyon And Enjoy The Sunsets With No Road Noise! Literally all you may hear are the birds chirping and the wind rustling in the trees. The location of this home is one of a kind! The property Is In Prestin... [More](#)

Aliso Viejo • [Map](#)

ML# OC18063855

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	4	Maximum:	3/3.00	1,403	1,800	\$629,900	\$625,000	\$479.70
Total on Market:	1	Minimum:	2/2.00	936	1,800	\$449,000	\$590,000	\$434.78
Sold/Exp Ratio:	0.00	Average:	3/2.75	1,273	1,800	\$574,725	\$608,333	\$449.25
		Median:	3/3.00	1,377	1,800	\$610,000	\$610,000	\$441.26

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
25 Lucente LN	AV	2000	STD	10/22/2018	2	2	74/74	936		\$479.70	\$449,000
				Maximum:	2/	2.00	74	936		\$479.70	\$449,000
				Minimum:	2	2.00	74	936		\$479.70	\$449,000
				Average:	2	2.00	74	936		\$479.70	\$449,000
				Median:	2	2.00	74	936		\$479.70	\$449,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
21 Lucente LN	AV	2000	STD	03/16/2018	3	3	9/9	1,350		\$437.04	\$590,000
17 Lucente LN	AV	2000	STD	11/05/2018	3	3	64/64	1,403		\$434.78	\$610,000
65 Vellisimo DR	AV	2000	STD	04/18/2018	3	3	0/0	1,403	1,800	\$445.47	\$625,000
				Maximum:	3	3.00	64	1,403	1,800	\$445.47	\$625,000
				Minimum:	3	3.00	0	1,350	1,800	\$434.78	\$590,000
				Average:	3	3.00	24	1,385	1,800	\$439.10	\$608,333
				Median:	3	3.00	9	1,403	1,800	\$437.04	\$610,000

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 02/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Passeggio (PASG)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:33 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 02/08/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Passeggio (PASG)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
LG18256813	25 Lucente Lane	2	2	936	\$479.70	10/22/2018	74	\$449,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18026983	21 Lucente Lane	3	3	1,350	\$437.04	02/05/2018	03/16/2018	9	\$595,000	\$590,000	99.16
OC18186826	17 Lucente Lane	3	3	1,403	\$434.78	08/02/2018	11/05/2018	64	\$629,900	\$610,000	96.84
OC18063855	65 Vellissimo Drive	3	3	1,403	\$445.47	03/19/2018	04/18/2018	0	\$625,000	\$625,000	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)	2	0	1
Absorption Rate (Total Sales/Months)	0.33	0.00	0.33
Total # of Comparable Active Listings	0	1	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	\$607,500	\$0	\$610,000
Median Comparable Sales DOM	5	0	64
Median Comparable List Price (Listings Only)	\$0	\$629,900	\$449,000
Median Comparable Listings DOM (Listings Only)	0	64	74
Median Sale Price / Median List Price %	99.59%	0.00%	96.84%

*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.