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130 Matisse Cir # 113



Aliso Viejo • [Map](#)

Active • Condominium

\$450,000

0 days on the market • Listed On 01/04/2019

2 beds, 2 baths • 1,000 sqft • 3,798 sqft lot • \$450.00/sqft • Built in 1991

WONDERFUL OPPORTUNITY TO LIVE IN THIS LOVELY GATED COMMUNITY. END UNIT WITH 2 MASTER BEDROOMS, 2 FULL BATHS, 1 CAR GARAGE WITH DRIVEWAY, UPPER UNIT WITH CATHEDRAL CEILINGS, LIVING ROOM WITH BALCONY. UPGRADED UNIT WITH NEW WOOD LAMINATE FLOORS, TILED ENTRY, CROWN MOLDING, WIDE BASEBOARDS, AND GAS/WOOD BURNING FIREPLACE. NEW WINDOW COVERINGS AND REMODELED KITCHEN WITH RECESSED LIGHTS, GRANITE COUNTERS, A... [More](#)

ML# OC19001792

77 Gauguin Cir



Aliso Viejo • [Map](#)

Active • Condominium

\$529,900

7 days on the market • Listed On 12/28/2018

2 beds, 3 baths • 1,400 sqft • 3,973 sqft lot • \$378.50/sqft • Built in 1996

AWESOME FLOOR PLAN WITH HIGH CEILINGS AND LOTS OF NATURAL LIGHT, SPACIOUS LOFT IS PERFECT AS OFFICE/DEN/CAN BE 3RD ROOM AND LARGE YARD WITH COVERED PATIO, SEATING WALLS AND PLANTERS! Large living and dining room featuring a new ledger stone accented fireplace, high ceilings with lots of windows and spacious kitchen with lots of cabinets, and large powder room. Second story features a large loft and ampl... [More](#)

ML# OC18296529

124 Matisse Cir



Aliso Viejo • [Map](#)

Active • Townhouse

\$589,000

0 days on the market • Listed On 11/30/2018

3 beds, 3 baths • 1,456 sqft • 3,798 sqft lot • \$404.53/sqft • Built in 1989

Welcome to the gated community of Provence D' Aliso, where you will enjoy resort style living at a fantastic location, just minutes to the beach, shopping, hiking, bike trails, parks and top rated schools. This beautiful 3 bedroom townhome offers an open floor plan with cathedral ceilings and windows providing an abundance of natural light. The living room features a fireplace for quiet evenings at ho... [More](#)

ML# OC18274699

104 Gauguin Cir # 70



Aliso Viejo • [Map](#)

Active Under Contract • Condominium

\$599,900 ↓

103 days on the market • Listed On 09/23/2018

3 beds, 3 baths • 1,641 sqft • 3,973 sqft lot • \$365.57/sqft • Built in 1993

Resort Style Living in Provence d'AlisoGated Community, Minutes to the Beach! Incredibly Upgraded 3 Bdrm Townhome w Large Loft. Customized Throughout! Spacious Living Room w Two Story Ceiling, Custom Tile Flooring, Unique "Paddle Fan" w "Up Accent Lighting", Granite Fireplace. Spectacular Covered Patio....Great for Entertaining! Sparkling Kitchen w Recessed Lighti... [More](#)

ML# OC18233248

117 Gauguin Cir



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$517,000 / \$510,000 ↓

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

2 beds, 3 baths • 1,266 sqft • 3,973 sqft lot • \$402.84/sqft • Built in 1994

Welcome to the neighborhood of Provence D' Aliso in Aliso Viejo which combines resort style luxury with a great location. This fine community is close to world class shopping, pristine state parks and great educational institutions. Your impeccable home boasts 2 bedrooms with ensuite bathrooms with almost 1,300 sq ft., dual sinks, high ceilings, mirrored wardrobes and a walk-in closet. Enjoy the open f... [More](#)

ML# OC18146712

98 Gauguin Cir



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$529,000 / \$525,000 ↓

107 days on the market • Sold On 10/11/2018

2 beds, 3 baths • 1,395 sqft • 3,973 sqft lot • \$376.34/sqft • Built in 1993

ONLY HOME IN PROVENCE D'ALISO FOR SALE! This home is located in the coveted gated community of Provence D' Aliso. This home is full of light as it features high ceilings in the downstairs living area. You'll love the cozy kitchen and dining room that leads to the generously sized back patio area. The downstairs also features a powder room and access to the attached two car garage. Upstairs you are welc... [More](#)

ML# OC18132265

88 Gauguin Cir



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$595,000 / \$585,000 ↓

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

2 beds, 3 baths • 1,485 sqft • .09 acre(s) lot • \$393.94/sqft • Built in 1993

Beautifully upgraded home with 2 bedrooms, 2 1/2 baths plus huge loft located in the highly desirable gated community of Provence D' Aliso. This property has a 2 car attached garage with direct access to the first level living area with hardwood floors throughout. Downstairs you will also find a gorgeous pre-cast gas fireplace, half bathroom and gourmet kitchen with stainless steel appliances, granit... [More](#)

ML# OC18229404

37 Matisse Cir



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$649,000 / \$647,000 ↓

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

3 beds, 3 baths • 1,549 sqft • 3,798 sqft lot • \$417.69/sqft • Built in 1989

Stunning, total remodel on this 3-bedroom PLUS loft home with a 2-car garage and driveway. This home has been professionally designed and decorated and looks just like a model home! Ideal floor plan with 3 bedrooms, a loft and 2 full bathrooms upstairs, with large living room, dining room, kitchen and half bath downstairs. Upgrades include new AC, new laminate hardwood floors, new light fixtures, fresh... [More](#)

ML# OC18261897

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 8	Maximum: 3/3.00	1,641	3,973	\$649,000	\$647,000	\$450.00
Total on Market: 3	Minimum: 2/2.00	1,000	3,798	\$450,000	\$510,000	\$365.57
Sold/Exp Ratio: 0.00	Average: 2/2.88	1,399	3,907	\$557,350	\$566,750	\$398.68
	Median: 2/3.00	1,428	3,973	\$559,450	\$555,000	\$398.39

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
130 Matisse CR #113	AV	1991	STD	01/04/2019	2	2	0/0	1,000	3,798	\$450.00	\$450,000
77 Gauguin CR	AV	1996	STD	12/28/2018	2	3	7/7	1,400	3,973	\$378.50	\$529,900
124 Matisse CR	AV	1989	STD	11/30/2018	3	3	0/0	1,456	3,798	\$404.53	\$589,000
				Maximum:	3/	3.00	7	1,456	3,973	\$450.00	\$589,000
				Minimum:	2	2.00	0	1,000	3,798	\$378.50	\$450,000
				Average:	2	2.67	2	1,285	3,856	\$411.01	\$522,967
				Median:	2	3.00	0	1,400	3,798	\$404.53	\$529,900

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
104 Gauguin CR #70	AV	1993	STD	12/11/2018	3	3	103/103	1,641	3,973	\$365.57	\$599,900
				Maximum:	3/	3.00	103	1,641	3,973	\$365.57	\$599,900
				Minimum:	3	3.00	103	1,641	3,973	\$365.57	\$599,900
				Average:	3	3.00	103	1,641	3,973	\$365.57	\$599,900
				Median:	3	3.00	103	1,641	3,973	\$365.57	\$599,900

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
117 Gauguin CR	AV	1994	STD	08/06/2018	2	3	13/13	1,266	3,973	\$402.84	\$510,000
98 Gauguin CR	AV	1993	STD	10/11/2018	2	3	107/107	1,395	3,973	\$376.34	\$525,000
88 Gauguin CR	AV	1993	STD	11/21/2018	2	3	17/17	1,485	3,973	\$393.94	\$585,000
37 Matisse CR	AV	1989	STD	12/12/2018	3	3	9/9	1,549	3,798	\$417.69	\$647,000
				Maximum:	3	3.00	107	1,549	3,973	\$417.69	\$647,000
				Minimum:	2	3.00	9	1,266	3,798	\$376.34	\$510,000
				Average:	2	3.00	37	1,424	3,929	\$397.70	\$566,750
				Median:	2	3.00	15	1,440	3,973	\$398.39	\$555,000

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 'Provence D'Aliso (PDA)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:35 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 'Provence D'Aliso (PDA)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC19001792	130 Matisse Circle #113	2	2	1,000	\$450.00	01/04/2019	0	\$450,000
OC18296529	77 Gauguin Circle	2	3	1,400	\$378.50	12/28/2018	7	\$529,900
OC18274699	124 Matisse Circle	3	3	1,456	\$404.53	11/30/2018	0	\$589,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18233248	104 Gauguin Circle #70	3	3	1,641	\$365.57	09/23/2018	103	\$599,900

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18146712	117 Gauguin Circle	2	3	1,266	\$402.84	06/21/2018	08/06/2018	13	\$517,000	\$510,000	98.65
OC18132265	98 Gauguin Circle	2	3	1,395	\$376.34	06/06/2018	10/11/2018	107	\$529,000	\$525,000	99.24
OC18229404	88 Gauguin Circle	2	3	1,485	\$393.94	10/03/2018	11/21/2018	17	\$595,000	\$585,000	98.32
OC18261897	37 Matisse Circle	3	3	1,549	\$417.69	10/29/2018	12/12/2018	9	\$649,000	\$647,000	99.69

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	1	3
Absorption Rate (Total Sales/Months)	0.00	0.33	1.00
Total # of Comparable Active Listings	2	2	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	6.00	4.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$510,000	\$585,000
Median Comparable Sales DOM	0	13	17
Median Comparable List Price (Listings Only)	\$523,000	\$597,450	\$559,450
Median Comparable Listings DOM (Listings Only)	60	60	4
Median Sale Price / Median List Price %	0.00%	98.65%	98.32%

*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.