



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



### 21 Mondrian # 137



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$659,900 / \$633,000** ↓

40 days on the market • Sold On 07/03/2018

3 beds, 3 baths • 1,350 sqft • No lot size data • \$468.89/sqft • Built in 1998

Ideally located within Aliso Viejo's coveted San Simeon tract, this updated detached property is an incredible opportunity to be your next home. From the moment you enter, you'll notice the convenient floor plan features high ceilings and abundant warm, natural light. The downstairs features an open kitchen with stainless steel appliances and ample counter/cabinet space. Also downstairs are a half bath... [More](#)

ML# OC18095970

### 7 Mondrian



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$635,000 / \$635,000**

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

3 beds, 3 baths • 1,334 sqft • No lot size data • \$476.01/sqft • Built in 1996

DETACHED Home with Full 2-Car DRIVEWAY! Beautifully Remodeled 3 Bedroom 2.5 Bathroom home, Shows like a Brand New Home! Dramatic curved stairway as you enter with Tuscan Chandelier, high ceilings in the Living Room. Plenty of Natural Light pouring into Every Room. Large Open Kitchen with Just Refinished Cabinets, Granite Countertops, and Brand New Stainless Steel Appliances! Wood Laminate flooring do... [More](#)

ML# OC18093731

### 28 Mondrian



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$650,000 / \$650,000**

41 days on the market • Sold On 10/16/2018

3 beds, 3 baths • 1,350 sqft • No lot size data • \$481.48/sqft • Built in 1998

Absolutely gorgeous DETACHED HOME, featuring 3 bedrooms plus loft. Located in highly desirable, gated community of San Simeon with VERY LOW HOA! You're going to love this exquisite home! The private entryway, gorgeous rich wood floors, vaulted ceilings and open floor plan, are sure to impress. The spacious kitchen features new high-end custom cabinetry, granite countertops, stunning tile backsplash, an... [More](#)

ML# OC18199331

### 5 Andaluz



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$689,900 / \$689,900**

12 days on the market • Sold On 08/09/2018

3 beds, 3 baths • 1,529 sqft • No lot size data • \$451.21/sqft • Built in 1996

Gorgeous Two-level detached home in the highly desirable gated community of San Simeon in Aliso Viejo, is ready for its new owners. Vaulted ceilings, laminate wood floors, modern paint colors and recessed lighting compliment the bright and open floor plan. The spacious kitchen features wood cabinets, stainless steel appliances, and separate eating area. The living room flows seamlessly from the kitchen... [More](#)

ML# OC18152518

### 18 Laurent



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$700,000 / \$725,000** ↑

4 days on the market • Sold On 03/12/2018

4 beds, 3 baths • 1,500 sqft • No lot size data • \$483.33/sqft • Built in 1998

Enjoy the incredible, unobstructed, PANORAMIC VIEW of Saddleback Valley! This beautifully remodeled, 4 bedroom home is located in the highly desirable, gated community of San Simeon. The gorgeous travertine floors, newer carpets, crown molding, encased windows and open floor plan are sure to impress. The light, airy cook's kitchen features granite counter tops and all new stainless steel appliances. K... [More](#)

ML# OC18041505



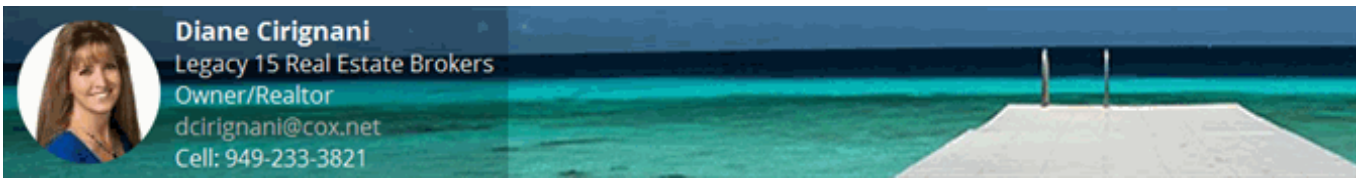
## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
<b>Total Listings:</b>	5	<b>Maximum:</b>	4/3.00	1,529	\$700,000	\$725,000	\$483.33
<b>Total on Market:</b>	0	<b>Minimum:</b>	3/3.00	1,334	\$635,000	\$633,000	\$451.21
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,413	\$666,960	\$666,580	\$472.19
		<b>Median:</b>	3/3.00	1,350	\$659,900	\$650,000	\$476.01

<b>Closed</b>											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
21 Mondrian #137	AV	1998	STD	07/03/2018	3	3	40/40	1,350		\$468.89	\$633,000
7 Mondrian	AV	1996	STD	07/10/2018	3	3	31/31	1,334		\$476.01	\$635,000
28 Mondrian	AV	1998	STD	10/16/2018	3	3	41/41	1,350		\$481.48	\$650,000
5 Andaluz	AV	1996	STD	08/09/2018	3	3	12/12	1,529		\$451.21	\$689,900
18 Laurent	AV	1998	STD	03/12/2018	4	3	4/4	1,500		\$483.33	\$725,000
					<b>Maximum:</b>	4	3.00	41	1,529	\$483.33	\$725,000
					<b>Minimum:</b>	3	3.00	4	1,334	\$451.21	\$633,000
					<b>Average:</b>	3	3.00	26	1,413	\$472.19	\$666,580
					<b>Median:</b>	3	3.00	31	1,350	\$476.01	\$650,000

### 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 03/10/2018  
 County Or Parish is 'Orange'  
 City is 'Aliso Viejo'  
 MLS Area Major is 'AV - Aliso Viejo'  
 Subdivision Name is 'San Simeon (SANS)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:37 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 03/10/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'San Simeon (SANS)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18095970	21 Mondrian #137	3	3	1,350	\$468.89	04/25/2018	07/03/2018	40	\$659,900	\$633,000	95.92
OC18093731	7 Mondrian	3	3	1,334	\$476.01	05/01/2018	07/10/2018	31	\$635,000	\$635,000	100.00
OC18199331	28 Mondrian	3	3	1,350	\$481.48	08/16/2018	10/16/2018	41	\$650,000	\$650,000	100.00
OC18152518	5 Andaluz	3	3	1,529	\$451.21	06/20/2018	08/09/2018	12	\$689,900	\$689,900	100.00
OC18041505	18 Laurent	4	3	1,500	\$483.33	02/22/2018	03/12/2018	4	\$700,000	\$725,000	103.57

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	2	1
Absorption Rate (Total Sales/Months)	0.33	0.67	0.33
Total # of Comparable Active Listings	0	0	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$679,000	\$662,450	\$650,000
Median Comparable Sales DOM	22	22	41
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	99.86%	100.00%	100.00%

\*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.