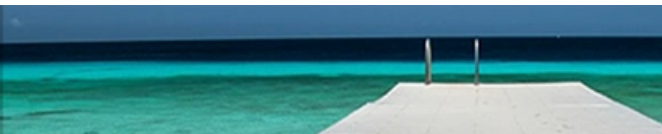


Diane Cirignani
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2 Partridge Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$510,000 / \$500,000 ↓

45 days on the market • Sold On 12/11/2018

3 beds, 3 baths • 1,381 sqft • 3,554 sqft lot • \$362.06/sqft • Built in 1991

SPACIOUS END UNIT TWO STORY FLOOR PLAN WITH HIGH CEILINGS, LOTS OF WINDOWS TO BRING IN PLENTY OF NATURAL LIGHT AND LARGE TWO CAR ATTACHED GARAGE! Desirable end unit with added privacy overlooking lush greenbelts and mature trees, large living and dining room with fireplace and high ceilings, delightful kitchen with lots of cabinets, full size inside laundry area and large closet/storage space under sta... [More](#)

ML# OC18245786

27 Nightingale Dr



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$529,900 / \$520,000 ↓

48 days on the market • Sold On 08/30/2018

2 beds, 3 baths • 1,360 sqft • 3,554 sqft lot • \$382.35/sqft • Built in 1989

Beautiful two bedroom plus spacious loft in the great community of Seacliff Court in Laguna Audubon. New paint and new carpet throughout. Gated front patio and attached two car garage directly below unit. Large living room with fireplace opens to kitchen. Very light and bright, high ceilings, and recently upgraded kitchen with quartz counter-tops. Newer appliances including stove, dishwasher, microwave... [More](#)

ML# OC18134498

94 Nightingale Dr



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$539,900 / \$535,000 ↓

69 days on the market • Sold On 06/15/2018

2 beds, 3 baths • 1,360 sqft • 7,815 sqft lot • \$393.38/sqft • Built in 1989

Beautiful 2 story condo located in the highly desirable community of Seacliff Court. This 2 bedroom PLUS loft, 2.5 bathroom property is light and bright with vaulted ceilings, no one above or below with direct access 2 car garage. Downstairs has newer laminate wood floors, living room, formal dining, kitchen, laundry and 1/2 bath. Upstairs has 2 generous sized bedrooms with large loft (could be 3rd ... [More](#)

ML# PW18052878

133 Nightingale Dr



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$544,900 / \$535,000 ↓

78 days on the market • Sold On 09/28/2018

2 beds, 3 baths • 1,355 sqft • 7,815 sqft lot • \$394.83/sqft • Built in 1994

This is one of the premier lots in the community of Seacliff Court! Located on the outer edge of the community, this home offers beautiful city views out the front. Relax and enjoy the breeze from the gated courtyard patio. This spacious floor plan has vaulted cathedral ceilings that let in an abundance of natural light. The kitchen, which is an open design, flows into the dining room and living ar... [More](#)

ML# OC18077979

98 Nightingale Dr



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$589,500 / \$585,000 ↓

1 days on the market • Sold On 08/17/2018

3 beds, 3 baths • 1,372 sqft • 7,815 sqft lot • \$426.38/sqft • Built in 1991

EXCEPTIONAL PERIMETER LOCATION WITH LOTS OF PRIVACY AND VIEW OF GREENBELTS! Awesome end location with view of lush greenbelts and private hillside, double door entry, open and airy floor plan offering a large living and dining room with high ceilings, lots of windows and plenty of natural light. Spacious kitchen with designer stone counter tops and stainless steel appliances. Full size inside laundry a... [More](#)

ML# OC18179424

8 Nightingale Dr



Closed • Townhouse

List / Sold:

\$599,900 / \$585,000 ↓

24 days on the market • Sold On 09/24/2018

3 beds, 3 baths • 1,372 sqft • 3,554 sqft lot • \$426.38/sqft • Built in 1990

Are you looking for seclusion and privacy? Well, you have found it here. This 3 bedroom, end unit is arguably the best location in Seacliff Court. Located at the very end of the complex, it is surrounded by a lush greenbelt with views of a tree lined slope. Your double door entrance opens to vaulted ceilings. Surrounded by many windows for a light and bright atmosphere. The living area is spacious... [More](#)

Aliso Viejo • [Map](#)

ML# OC18185708

©CRMLS. Information is believed to be accurate, but shall not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	6	Maximum:	3/3.00	1,381	7,815	\$599,900	\$585,000	\$426.38
Total on Market:	0	Minimum:	2/3.00	1,355	3,554	\$510,000	\$500,000	\$362.06
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,367	5,685	\$552,350	\$543,333	\$397.57
		Median:	3/3.00	1,366	5,685	\$542,400	\$535,000	\$394.11

Closed												
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price	
2 Partridge LN	AV	1991	STD	12/11/2018	3	3	45/45	1,381	3,554	\$362.06	\$500,000	
27 Nightingale DR	AV	1989	STD	08/30/2018	2	3	48/48	1,360	3,554	\$382.35	\$520,000	
94 Nightingale DR	AV	1989	STD	06/15/2018	2	3	69/69	1,360	7,815	\$393.38	\$535,000	
133 Nightingale DR	AV	1994	STD	09/28/2018	2	3	78/78	1,355	7,815	\$394.83	\$535,000	
98 Nightingale DR	AV	1991	STD	08/17/2018	3	3	1/1	1,372	7,815	\$426.38	\$585,000	
8 Nightingale DR	AV	1990	STD	09/24/2018	3	3	24/24	1,372	3,554	\$426.38	\$585,000	
					Maximum:	3	3.00	78	1,381	7,815	\$426.38	\$585,000
					Minimum:	2	3.00	1	1,355	3,554	\$362.06	\$500,000
					Average:	3	3.00	44	1,367	5,685	\$397.57	\$543,333
					Median:	3	3.00	47	1,366	5,685	\$394.11	\$535,000

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 05/29/2018

County Or Parish is 'Orange'


City is 'Aliso Viejo'

MLS Area Major is 'AV - Aliso Viejo'

Subdivision Name is 'Seacliff Court - Audubon (ACL)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19** at **9:39 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 05/29/2018 **County Or Parish** is 'Orange' **City** is 'Aliso Viejo' **MLS Area Major** is 'AV - Aliso Viejo' **Subdivision Name** is 'Seacliff
 Court - Audubon (ACL)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18245786	2 Partridge Lane	3	3	1,381	\$362.06	10/10/2018	12/11/2018	45	\$510,000	\$500,000	98.04
OC18134498	27 Nightingale Drive	2	3	1,360	\$382.35	06/25/2018	08/30/2018	48	\$529,900	\$520,000	98.13
PW18052878	94 Nightingale Drive	2	3	1,360	\$393.38	03/07/2018	06/15/2018	69	\$539,900	\$535,000	99.09
OC18077979	133 Nightingale Drive	2	3	1,355	\$394.83	04/06/2018	09/28/2018	78	\$544,900	\$535,000	98.18
OC18179424	98 Nightingale Drive	3	3	1,372	\$426.38	07/26/2018	08/17/2018	1	\$589,500	\$585,000	99.24
OC18185708	8 Nightingale Drive	3	3	1,372	\$426.38	07/24/2018	09/24/2018	24	\$599,900	\$585,000	97.52

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)	1	4	1
Absorption Rate (Total Sales/Months)	0.17	1.33	0.33
Total # of Comparable Active Listings	1	0	0
Months of Housing Supply (Lst/Ab. Rate)	6.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$535,000	\$560,000	\$500,000
Median Comparable Sales DOM	69	36	45
Median Comparable List Price (Listings Only)	\$529,900	\$0	\$0
Median Comparable Listings DOM (Listings Only)	48	0	0
Median Sale Price / Median List Price %	99.09%	98.73%	98.04%

**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.*