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43 Fulmar Ln



Active • Condominium

\$444,900 ↓

39 days on the market • Listed On 11/26/2018

2 beds, 2 baths • 972 sqft • 2,605 sqft lot • \$457.72/sqft • Built in 1992

Motivated sellers-Newly painted. Beautifully upgraded end unit with highly sought after OPEN FLOORPLAN offering 2 Bedrooms 2 Baths. Vaulted ceilings, new double pane windows make this one of the lightest and brightest properties. Upgraded wood flooring throughout, stainless steel appliances, upgraded kitchen cabinets. Master suite with large walk-in closet, oversized shower and tub. The second bedroom ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18279831

69 Waxwing Lane



Active • Condominium

\$560,000 ↓

86 days on the market • Listed On 10/10/2018

3 beds, 3 baths • 1,414 sqft • 2,604 sqft lot • \$396.04/sqft • Built in 1993

Open floor plan, 3 bedroom, 3 baths, in a sought after community. Courtyard entry, backyard patio, backs to greenbelt. 1441 square feet with direct access to garage. Downstairs bedroom/office all in a community with great amenities. Will sell quickly in a large sought after floor plan. Last sale at \$598,800, hurry with your offers.... [More](#)

Aliso Viejo • [Map](#)

ML# OC18247193

11 Night Heron Ln



Active Under Contract • Condominium

\$399,000

38 days on the market • Listed On 11/27/2018

2 beds, 2 baths • 1,056 sqft • 2,605 sqft lot • \$377.84/sqft • Built in 1994

Priced to sell!! Located in Seacove Place, one of the most desirable neighborhoods in Aliso Viejo's Laguna Audubon. This single level carriage unit is an upstairs, end unit with 2 bedroom and 2 bathrooms. The open floor plan has vaulted ceilings and generously sized windows and cozy fireplace. Featuring a well equipped kitchen with granite counters, custom cabinets, gas range, dishwasher, microwave, re... [More](#)

Aliso Viejo • [Map](#)

ML# LG18281445

37 Fulmar Ln



Active Under Contract • Condominium

\$429,900 ↓

147 days on the market • Listed On 08/10/2018

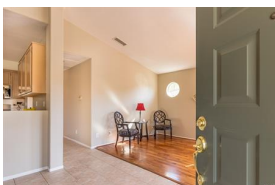
2 beds, 2 baths • 972 sqft • 2,605 sqft lot • \$442.28/sqft • Built in 1992

Price reduced for fast sale. This Beautiful Carriage end unit is located near Laguna Canyon 5 miles from Laguna Beach. Designed with an open spacious floor plan, large master bedroom with walk-in closet, nice sized guest room and full size guest bath, separate inside laundry room, attached oversized one car garage plus one designated parking spot and plenty of guest parking. Upgrades throughout entire ... [More](#)

Aliso Viejo • [Map](#)

ML# RS18195420

106 Fulmar Ln



Closed • Condominium

List / Sold:

\$420,000 / \$395,000 ↓

80 days on the market • Sold On 12/20/2018

2 beds, 2 baths • 972 sqft • 2,605 sqft lot • \$406.38/sqft • Built in 1994

One of the most desirable neighborhoods in Aliso Viejo's Laguna Audubon. Freshly painted and new appliances, this single level, 2 bedroom 2 bath end unit condo is located in Seacove Place and ready for a new owner! Great location near everything, easy commute to Laguna Beach, John Wayne Airport, and the Irvine Spectrum, quick access to freeways. The open floor plan is light and bright. Master Bedroom i... [More](#)

Aliso Viejo • [Map](#)

ML# OC18219750

51 Waxwing Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$424,000 / \$395,000 ↓

67 days on the market • Sold On 11/14/2018

2 beds, 2 baths • 972 sqft • 2,605 sqft lot • \$406.38/sqft • Built in 1995

Located in one of the most desirable neighborhoods in Aliso Viejo's Laguna Audubon. This single level, safe and secure upstairs location 2 bedroom 2 bath end unit condo, in the tranquil community of Seacove Place, is minutes from Laguna Beach, John Wayne Airport, and the Irvine Spectrum, as well as the 73 and 133 FWY's. The open floor plan has vaulted ceilings and generously sized windows that make it ... [More](#)

ML# OC18196606

60 Fulmar Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$499,900 / \$500,000 ↑

11 days on the market • Sold On 07/20/2018

2 beds, 3 baths • 1,171 sqft • 2,605 sqft lot • \$426.99/sqft • Built in 1993

LOCATION!!! LOCATION!!! LOCATION!!! PREMIUM QUIET LOCATION ON LARGE GREENBELT WITH VIEW OF BEAUTIFULLY LANDSCAPED HOA SLOPE. ***DOESN'T FRONT, BACK or SIDE TO EL TORO TRAFFIC ***AWAY FROM PARKING LOT NOISE & LIGHTS*** NICELY APPOINTED 2-STORY MODEL WITH NO ONE ABOVE OR BELOW OFFERS A DIRECT ACCESS 1-CAR GARAGE, 2 VERY SPACIOUS BEDROOMS, SKYLIGHTS IN BATHROOMS, MASTER BATH OFFERS LARGE OVAL TUB, NICE PA... [More](#)

ML# OC18138369

20 Fulmar Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$485,000 / \$506,500 ↑

5 days on the market • Sold On 07/27/2018

2 beds, 3 baths • 1,171 sqft • 2,605 sqft lot • \$432.54/sqft • Built in 1989

Sea Cove's finest! This exceptionally stunning two story, two bedroom, two and one-half bath unit offers direct garage access. Unit has been remodeled with a contemporary style and many updates, one of which is a gourmet kitchen with stainless steel appliances and breakfast bar seating. There are hardwood floors throughout the main level. The powder rooms have newer vanities and mirrors. The newer car... [More](#)

ML# OC18148397

72 Night Heron Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$594,900 / \$590,000 ↓

24 days on the market • Sold On 10/22/2018

3 beds, 3 baths • 1,441 sqft • 2,605 sqft lot • \$409.44/sqft • Built in 1995

Light, bright and open, completely remodeled turn key! Rarely available 3 bedroom, 3 bath home offers everything a modern family would want. The interior design style is contemporary modern with a restrained clean color palette - creates a sense of relaxation. This home has many custom features including exceptionally upgraded bathrooms, new floors, modern lighting & renovated kitchen with lots of cutt... [More](#)

ML# PW18216371

72 Fulmar Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$589,900 / \$595,000 ↑

6 days on the market • Sold On 07/20/2018

3 beds, 3 baths • 1,441 sqft • 2,605 sqft lot • \$412.91/sqft • Built in 1989

RARELY AVAILABLE 3 BEDROOM, 3 FULL BATH HOME IN LAGUNA AUDUBON WITH A PREMIUM LOCATION HAS A BEDROOM AND FULL BATH ON THE MAIN FLOOR AND BACKS TO A PRIVATE GREENBELT FOR ADDED TRANQUILITY AND PRIVACY. Entering through a private lush courtyard, you will right away notice this home has an open and bright floor plan. With 2 story cathedral ceilings, it attracts a lot of natural light. Looking out of the l... [More](#)

ML# OC18148396

87 Waxwing Ln



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$595,000 / \$598,800 ↑

9 days on the market • **Sold On 09/05/2018**

3 beds, 3 baths • **1,441 sqft** • **2,605 sqft lot** • **\$415.54/sqft** • **Built in 1995**

ACCEPTING BACKUP OFFERS.TURN KEY! 3BR/3 FULL BA (1BR/BA on first floor), 1441 sqft (E)/2605(E), OPEN FLOOR PLAN, Upgraded KITCHEN with GRANITE COUNTERS and Stainless Steel Appliances .Two story Cathedral Ceilings, Dining Area, Fireplace, Private Patio, VIEW OF GREENBELT, Attached garage PLUS 1 assigned stall close by, laundry room, Linen Closet, Storage area, NO MELLO ROOS! Most Desirable floor plan,...

[More](#)

ML# OC18142889

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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:	11	Maximum:	3/3.00	1,441	2,605	\$595,000	\$598,800	\$457.72
Total on Market:	2	Minimum:	2/2.00	972	2,604	\$399,000	\$395,000	\$377.84
Sold/Exp Ratio:	0.00	Average:	2/2.55	1,184	2,605	\$494,773	\$511,471	\$416.73
		Median:	2/3.00	1,171	2,605	\$485,000	\$506,500	\$412.91

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
43 Fulmar LN	AV	1992	STD	11/26/2018	2	2	39/39	972	2,605	\$457.72	\$444,900
69 Waxwing Lane	AV	1993	STD	10/10/2018	3	3	86/86	1,414	2,604	\$396.04	\$560,000

Maximum:	3/	3.00	86	1,414	2,605	\$457.72	\$560,000
Minimum:	2	2.00	39	972	2,604	\$396.04	\$444,900
Average:	3	2.50	63	1,193	2,605	\$426.88	\$502,450
Median:	3	2.50	63	1,193	2,605	\$426.88	\$502,450

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
11 Night Heron LN	AV	1994	STD	12/07/2018	2	2	38/38	1,056	2,605	\$377.84	\$399,000
37 Fulmar LN	AV	1992	STD	12/11/2018	2	2	147/147	972	2,605	\$442.28	\$429,900

Maximum:	2/	2.00	147	1,056	2,605	\$442.28	\$429,900
Minimum:	2	2.00	38	972	2,605	\$377.84	\$399,000
Average:	2	2.00	93	1,014	2,605	\$410.06	\$414,450
Median:	2	2.00	93	1,014	2,605	\$410.06	\$414,450

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
106 Fulmar LN	AV	1994	STD	12/20/2018	2	2	80/80	972	2,605	\$406.38	\$395,000
51 Waxwing LN	AV	1995	STD	11/14/2018	2	2	67/67	972	2,605	\$406.38	\$395,000
60 Fulmar LN	AV	1993	STD	07/20/2018	2	3	11/11	1,171	2,605	\$426.99	\$500,000
20 Fulmar LN	AV	1989	STD	07/27/2018	2	3	5/5	1,171	2,605	\$432.54	\$506,500
72 Night Heron LN	AV	1995	STD	10/22/2018	3	3	24/24	1,441	2,605	\$409.44	\$590,000
72 Fulmar LN	AV	1989	STD	07/20/2018	3	3	6/6	1,441	2,605	\$412.91	\$595,000
87 Waxwing LN	AV	1995	STD	09/05/2018	3	3	9/9	1,441	2,605	\$415.54	\$598,800

Maximum:	3	3.00	80	1,441	2,605	\$432.54	\$598,800
Minimum:	2	2.00	5	972	2,605	\$406.38	\$395,000
Average:	2	2.71	29	1,230	2,605	\$415.74	\$511,471
Median:	2	3.00	11	1,171	2,605	\$412.91	\$506,500

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 'Seacove Place - Audubon (ASP)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:41 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 'Seacove Place - Audubon (ASP)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18279831	43 Fulmar Lane	2	2	972	\$457.72	11/26/2018	39	\$444,900
OC18247193	69 Waxwing Lane	3	3	1,414	\$396.04	10/10/2018	86	\$560,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
LG18281445	11 Night Heron Lane	2	2	1,056	\$377.84	11/27/2018	38	\$399,000
RS18195420	37 Fulmar Lane	2	2	972	\$442.28	08/10/2018	147	\$429,900

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18219750	106 Fulmar Lane	2	2	972	\$406.38	09/07/2018	12/20/2018	80	\$420,000	\$395,000	94.05
OC18196606	51 Waxwing Lane	2	2	972	\$406.38	08/23/2018	11/14/2018	67	\$424,000	\$395,000	93.16
OC18138369	60 Fulmar Lane	2	3	1,171	\$426.99	06/11/2018	07/20/2018	11	\$499,900	\$500,000	100.02
OC18148397	20 Fulmar Lane	2	3	1,171	\$432.54	06/22/2018	07/27/2018	5	\$485,000	\$506,500	104.43
PW18216371	72 Night Heron Lane	3	3	1,441	\$409.44	09/05/2018	10/22/2018	24	\$594,900	\$590,000	99.18
OC18148396	72 Fulmar Lane	3	3	1,441	\$412.91	06/22/2018	07/20/2018	6	\$589,900	\$595,000	100.86
OC18142889	87 Waxwing Lane	3	3	1,441	\$415.54	07/02/2018	09/05/2018	9	\$595,000	\$598,800	100.64

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	3
Absorption Rate (Total Sales/Months)	0.00	1.33	1.00
Total # of Comparable Active Listings	1	3	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	2.25	4.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$550,750	\$395,000
Median Comparable Sales DOM	0	8	67
Median Comparable List Price (Listings Only)	\$595,000	\$424,000	\$437,400
Median Comparable Listings DOM (Listings Only)	9	80	63
Median Sale Price / Median List Price %	0.00%	101.07%	93.16%

*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.