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10 Verdin Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$425,000 / \$430,000 ↑

1 days on the market • Sold On 01/26/2018

2 beds, 2 baths • 925 sqft • 2,239 sqft lot • \$464.86/sqft • Built in 1995

Spectacular top of the hill VIEW in this charming updated 2 bedroom 2 bath condo in the popular Seacrest Villas community of Aliso Viejo. Huge and private backyard patio with "pony" wall enclosure. Freshly painted in soft neutral with contrasting white crown molding and tall baseboard accents. Updated kitchen features crisp white cabinetry, brushed nickel hardware and slab granite counters. Stylish woo... [More](#)

ML# OC17278606

34 Verdin Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$455,000 / \$442,000 ↓

120 days on the market • Sold On 11/26/2018

2 beds, 2 baths • 925 sqft • 2,740 sqft lot • \$477.84/sqft • Built in 1995

Attention First Time Buyers Or Investors, this property is for YOU! Driving into this wonderful Seacrest Villas Community is like walking into a resort in Cabo San Lucas. Spanish style, sitting on top of the hill, peaceful and quiet with gorgeous views. This 2 bedrooms 2 baths is completely move in ready and fully upgraded. The secluded condo features pale tile kitchen with granite counter tops, dark c... [More](#)

ML# OC18133331

98 Roadrunner Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$445,000 / \$452,000 ↑

6 days on the market • Sold On 06/07/2018

2 beds, 2 baths • 925 sqft • 0 sqft lot • \$488.65/sqft • Built in 1992

MODEL PERFECT PROPERTY, AWESOME VIEWS OF CITY LIGHTS OVERLOOKING LARGE GREENBELTS! Stunning two bedroom and two bathroom floor plan with large kitchen featuring upgraded Quartz countertops, stainless steel appliances, sink, designer faucet, lots of cabinets, pantry and recessed lighting, and inside laundry room with full size washer and dryer hookups. Living and dining room with high ceilings and slidi... [More](#)

ML# OC18100754

92 Verdin Ln



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$449,000 / \$455,000 ↑

4 days on the market • Sold On 06/06/2018

2 beds, 2 baths • 925 sqft • 2,618 sqft lot • \$491.89/sqft • Built in 1992

Located in the quaint and very desirable Seacrest Villas's Community of Aliso Viejo, this First Level 2 bedroom, 2 bath beauty; offers CHARM & ELEGANCE throughout! You will fall in love with all the designer touches found in this lovely home. Kitchen is large with new faucet, newer range and dishwasher, recess lighting and cabinets galore. Master Bedroom suite with custom lighting, large closet wit... [More](#)

ML# OC18099811

64 Verdin Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$464,900 / \$460,000 ↓

155 days on the market • Sold On 02/02/2018

2 beds, 3 baths • 1,125 sqft • 2,618 sqft lot • \$408.89/sqft • Built in 1995

With only 82 units in the complex, the association pool/spa is very PRIVATE and rarely crowded. Entire complex FRESHLY PAINTED in 2016. NEW AC unit installed in July of 2016. Located close to the 73/5/405 freeway, SHOPPING, theaters, restaurants and AWARD WINNING BLUE RIBBON schools and 22+ miles of HIKING/BIKING trails! Only 3 Miles from LAGUNA BEACH! Minutes from Aliso Aquatics center and Jack Nickla... [More](#)

ML# OC17177566

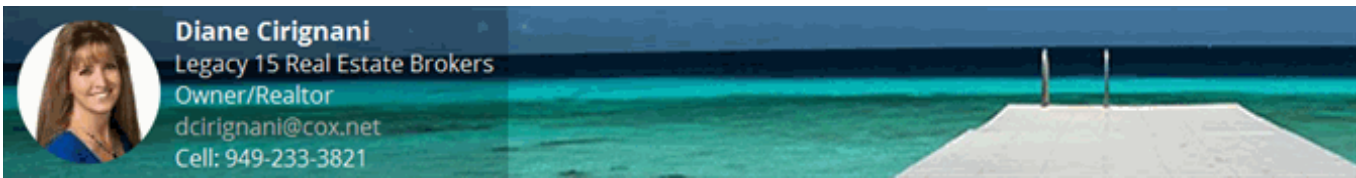
Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	5	Maximum:	2/3.00	1,125	2,740	\$464,900	\$460,000	\$491.89
Total on Market:	0	Minimum:	2/2.00	925	0	\$425,000	\$430,000	\$408.89
Sold/Exp Ratio:	0.00	Average:	2/2.20	965	2,043	\$447,780	\$447,800	\$466.43
		Median:	2/2.00	925	2,618	\$449,000	\$452,000	\$477.84

Closed												
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price	
10 Verdin LN	AV	1995	STD	01/26/2018	2	2	1/1	925	2,239	\$464.86	\$430,000	
34 Verdin LN	AV	1995	STD	11/26/2018	2	2	120/120	925	2,740	\$477.84	\$442,000	
98 Roadrunner LN	AV	1992	STD	06/07/2018	2	2	6/6	925	0	\$488.65	\$452,000	
92 Verdin LN	AV	1992	STD	06/06/2018	2	2	4/4	925	2,618	\$491.89	\$455,000	
64 Verdin LN	AV	1995	STD	02/02/2018	2	3	155/155	1,125	2,618	\$408.89	\$460,000	
					Maximum:	2	3.00	155	1,125	2,740	\$491.89	\$460,000
					Minimum:	2	2.00	1	925	0	\$408.89	\$430,000
					Average:	2	2.20	57	965	2,043	\$466.43	\$447,800
					Median:	2	2.00	6	925	2,618	\$477.84	\$452,000

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 01/09/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Seacrest Villas - Audubon (AVL)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:44 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 01/09/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Seacrest Villas - Audubon (AVL)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC17278606	10 Verdin Lane	2	2	925	\$464.86	12/26/2017	01/26/2018	1	\$425,000	\$430,000	101.18
OC18133331	34 Verdin Lane	2	2	925	\$477.84	06/07/2018	11/26/2018	120	\$455,000	\$442,000	97.14
OC18100754	98 Roadrunner Lane	2	2	925	\$488.65	05/02/2018	06/07/2018	6	\$445,000	\$452,000	101.57
OC18099811	92 Verdin Lane	2	2	925	\$491.89	05/04/2018	06/06/2018	4	\$449,000	\$455,000	101.34
OC17177566	64 Verdin Lane	2	3	1,125	\$408.89	08/02/2017	02/02/2018	155	\$464,900	\$460,000	98.95

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)	4	0	1
Absorption Rate (Total Sales/Months)	0.67	0.00	0.33
Total # of Comparable Active Listings	1	1	0
Months of Housing Supply (Lst/Ab. Rate)	1.50	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$453,500	\$0	\$442,000
Median Comparable Sales DOM	5	0	120
Median Comparable List Price (Listings Only)	\$455,000	\$455,000	\$0
Median Comparable Listings DOM (Listings Only)	120	120	0
Median Sale Price / Median List Price %	101.45%	0.00%	97.14%

*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.