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119 Sandpiper Ln



Aliso Viejo • [Map](#)

Active • Condominium

\$309,000

6 days on the market • Listed On 12/29/2018

1 beds, 1 baths • 622 sqft • 2,130 sqft lot • \$496.78/sqft • Built in 1990

Great Carriage style upper unit with no one above or below you! Recently updated with new granite counter tops, stainless steel appliances and microwave in kitchen. A redesigned bathroom with features such as: New lighting, and a frosted glass door to allow sunlight from the bathroom skylight into the bedroom, even when closed. Wall converted to a short wall to open up the shower/tub/ and toilet a... [More](#)

ML# SW18297680

135 Cinnamon Teal



Aliso Viejo • [Map](#)

Active • Condominium

\$339,000

34 days on the market • Listed On 12/01/2018

1 beds, 1 baths • 636 sqft • 2,291 sqft lot • \$533.02/sqft • Built in 1989

ADORABLE -R E M O D E L E D- FRESH! Very cute 1 bd 1 ba carriage unit in Seagate Colony - LAGUNA BEACH IS MINUTES AWAY! NEW dual pane windows t/o, new kitchen cabinets (soft close doors/drawers), quartz counter tops, new stainless steel: dishwasher, built-in microwave, slide-in gas stove; custom subway tiled back splash, NEW country sink, disposer, faucet, recessed lighting, under cabinet lighting (ch... [More](#)

ML# PW18260531

56 Sandpiper Ln



Aliso Viejo • [Map](#)

Active • Condominium

\$349,900

34 days on the market • Listed On 12/01/2018

1 beds, 1 baths • 622 sqft • 2,226 sqft lot • \$562.54/sqft • Built in 1990

Newly Remodeled Carriage Unit with no one above or below! New Shaker Cabinets with African Persa Granite in Kitchen and Bath! New Brushed Nickel Fixtures, Framed mirrors, and canned lights! Move in ready, Turn Key! FHA and VA approved!... [More](#)

ML# OC18283623

58 Cinnamon Teal



Aliso Viejo • [Map](#)

Active • Condominium

\$420,000 ↓

82 days on the market • Listed On 10/12/2018

2 beds, 2 baths • 1,000 sqft • 3,097 sqft lot • \$420.00/sqft • Built in 1990

STUNNING MOVE-IN READY BEACH CLOSE HOME! Don't miss out on this inspiring, upgraded 2 Master Suite upper unit Condo in the lovely Seagate Colony community located minutes from Incredible Laguna Beach. Once you've enter this home, you'll be amazed at the super high ceilings lined with crown molding that helps make this desirable home light, bright and spacious. The main living area features a large grea... [More](#)

ML# OC18219375

77 Cinnamon Teal



Aliso Viejo • [Map](#)

Active • Condominium

\$425,000

21 days on the market • Listed On 12/14/2018

2 beds, 2 baths • 1,011 sqft • 3,097 sqft lot • \$420.38/sqft • Built in 1990

TWO MASTER SUITES + NO INTERIOR STEPS... It just does not get any better than this. A beautifully updated, downstairs location at Seagate Colony. The open floor plan offers a remodeled kitchen with designer, granite counters, and stainless steel appliances. This area is open to a cozy living area, surrounded by windows and completed with an attached dining area and a fireplace. Easy access to an outd... [More](#)

ML# OC18291784

151 Cinnamon TealAliso Viejo • [Map](#)**Active • Condominium****\$429,900****14 days on the market • Listed On 12/21/2018****2 beds, 2 baths • 1,011 sqft • 2,391 sqft lot • \$425.22/sqft • Built in 1990**

IMMACULATE, completely UPDATED/REMODELED, turnkey end unit located in the highly desirable Seagate Colony Community!!! TENS OF THOUSANDS in upgrades!! UPGRADES include; NEW energy efficient WINDOWS w/ plantation shutters throughout, laminate flooring, ceiling fans, UPDATED panel doors and updated baseboards/crown molding throughout. LIGHT & BRIGHT spacious OPEN FLOORPLAN boasts TWO MASTER BED ROOMS an... [More](#)

ML# OC18294969

65 Whipoorwill LnAliso Viejo • [Map](#)**Active • Condominium****\$432,500****12 days on the market • Listed On 12/23/2018****2 beds, 2 baths • 849 sqft • 2,278 sqft lot • \$509.42/sqft • Built in 1990**

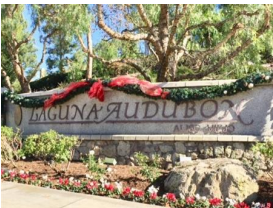
This light and bright 2 bedroom, 2 bath condo located in Seagate Colony boasts beautiful, Vaulted ceilings throughout the home. The new remodeled kitchen of contemporary design is accented in light beige tones with Quartz countertops & Stainless Steel Frigidaire Gallery appliances. There is new paint and flooring throughout. New Bathroom Vanities accented with new Granite Counter tops are a nice touc... [More](#)

ML# OC18284379

167 Sandpiper LnAliso Viejo • [Map](#)**Active • Townhouse****\$449,000** ↓**58 days on the market • Listed On 11/07/2018****2 beds, 3 baths • 1,125 sqft • 2,130 sqft lot • \$399.11/sqft • Built in 1990**

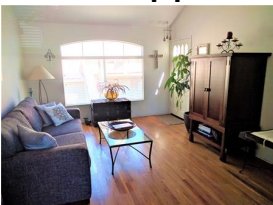
EXCEPTIONAL TWO STORY FLOOR PLAN WITH DESIRABLE END UNIT LOCATION SITTING ABOVE SURROUNDING GREENBELT! Model perfect and upgraded throughout! Living and dining room featuring designer flooring, crown molding, recessed lighting, plantation shutters and fireplace. Awesome kitchen featuring stone counter tops, plenty of cabinets, stainless steel appliances and upgraded recessed lighting with designer acce... [More](#)

ML# OC18268388

126 CINNAMON TEALAliso Viejo • [Map](#)**Active • Condominium****\$459,000****28 days on the market • Listed On 12/07/2018****2 beds, 3 baths • 1,064 sqft • 2,293 sqft lot • \$431.39/sqft • Built in 1990**

Beautiful Two Story End Unit. Dual Master Suites with 2.5 Baths. Open Main Level Living Room, Fireplace, Corner Windows, Recessed Lights, Kitchen with Breakfast Bar, Eat in Kitchen, and Charming Patio with Glass French Door. Laundry room with storage, and main floor Powder Room. 2 Bedrooms upstairs both En- Suite. The Over Sized Master Bedroom has Vaulted Ceilings, Crown Molding, Large Window, Walk in... [More](#)

ML# OC18287432

56 Sandpiper LnAliso Viejo • [Map](#)**Closed • Condominium**List / Sold:
\$299,000 / \$289,000 ↓**55 days on the market • Sold On 11/15/2018****1 beds, 1 baths • 622 sqft • 2,226 sqft lot • \$464.63/sqft • Built in 1990**

Relax, Enjoy and own this this Cozy 1 Bedroom,1 Bath Beauty in the desirable Laguna Audobon! Meticulously cared for. Beautiful Hardwood Flooring, new carpet and paint, newer appliances in kitchen, Large Living/Dining Area, Master has Two large Closets, Central Heating & A/C, quiet, Interior Location near Greenbelt, 1 Car Garage - Private Washer/Dryer, Pool and Guest Parking Close By. Low Taxes - NO Mel... [More](#)

ML# OC18209588

52 Sandpiper Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$314,900 / \$316,900 ↑

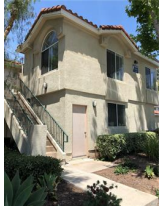
5 days on the market • Sold On 11/30/2018

1 beds, 1 baths • 622 sqft • 2,226 sqft lot • \$509.49/sqft • Built in 1990

This beautiful Seagate Colony condo in Aliso Viejo is a perfect starter home! Don't let the square footage fool you, the vaulted ceilings make it feel twice as big. This end-unit has tons of light shining in from the upgraded dual pane windows found on almost every wall. The entry is up a simple flight of stairs where a nicely sized patio greets you. On this patio you will find a laundry room with view... [More](#)

ML# IG18264516

61 Sandpiper Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$339,000 / \$318,000 ↓

203 days on the market • Sold On 12/18/2018

1 beds, 1 baths • 622 sqft • 2,226 sqft lot • \$511.25/sqft • Built in 1990

BOM BACK ON MARKET OUR CONTINGENT BYERS SALE IS COLLAPSED -BACK ON MARKET !FHA approved - VA END UNIT REMODELED no one above or below, REMODELED DESIGNER KITCHEN and BATH! This 1 bed, 1 bath property has a virtually brand-new kitchen with recessed ceiling and lights, modern bright white cabinets with stainless steel hardware and quartz counter tops, pantry, new flooring and NEWER Samsung stainless... [More](#)

ML# OC18278236

103 Sandpiper Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$328,000 / \$330,000 ↑

33 days on the market • Sold On 09/11/2018

1 beds, 1 baths • 622 sqft • 2,226 sqft lot • \$530.55/sqft • Built in 1989

BACK ON MARKET! Stylishly, remodeled end unit in pristine condition! This unit features countless updates starting with gorgeous distressed hardwood floors, spacious living area, vaulted ceilings, and central heating and air. The kitchen hosts granite counter tops, stainless steel sink with matching newer appliances, and a reverse-osmosis water filter system. The substantial bedroom suite has vaulte... [More](#)

ML# OC18120768

102 Sandpiper Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$334,500 / \$335,000 ↑

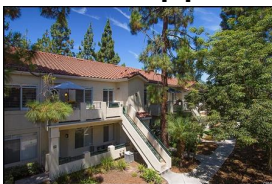
13 days on the market • Sold On 08/23/2018

1 beds, 1 baths • 622 sqft • 2,226 sqft lot • \$538.59/sqft • Built in 1989

EXCEPTIONAL LAGUNA AUDUBON PROPERTY OFFERING AN OPEN AND AIRY FLOOR PLAN WITH HIGH CEILINGS, GARAGE AND AWESOME LOCATION! Large living and dining room with new tract lighting and high ceilings, delightful kitchen with upgraded cabinets and counter tops, greenhouse window and plenty of natural light. Designer engineered wood flooring and upgraded baseboards throughout, large bedroom with high ceilings a... [More](#)

ML# OC18165452

133 Sandpiper Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$419,000 / \$406,000 ↓

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

2 beds, 2 baths • 849 sqft • 2,130 sqft lot • \$478.21/sqft • Built in 1989

Naturally bright and airy 2 bedroom, 2 full bath plus one car private garage UPPER LOCATION! This is beautiful Seagate Colony in Laguna Audubon! This nicely upgraded homes windows face South and bring lots of natural sunlight. Awesome deck for relaxing and dining and BBQ's outside. Living and dining room and both bedrooms offer vaulted ceilings, two tone interior paint, custom plantation shutters and c... [More](#)

ML# OC18082258

84 Sandpiper Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$414,900 / \$412,500 ↓

13 days on the market • Sold On 07/23/2018

2 beds, 2 baths • 849 sqft • 2,226 sqft lot • \$485.87/sqft • Built in 1990

This fabulous private, quiet, lower level home is situated in the wonderful community of Seagate Colony in Laguna Audubon. The spacious, open concept of this floor plan compliments the excellent upgrades throughout. Wonderful kitchen with newer stainless steel appliances and upgraded sink and faucet; plenty of cabinet space! Updated flooring, custom paint colors, and remodeled bathrooms makes this home ... [More](#)

ML# OC18138679

159 Cinnamon Teal



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$444,000 / \$414,400 ↓

82 days on the market • Sold On 08/31/2018

2 beds, 2 baths • 1,000 sqft • 2,391 sqft lot • \$414.40/sqft • Built in 1991

Price Reduced Best Value for larger floorplan..Lower unit with no stairs with 2 huge master bedrooms each with their own bath, wood style floors throughout, new tile floor in kitchen, high ceilings 10 ft with crown molding and a cozy fireplace in the living room. Designer paint tones. Covered spacious gated patio with mature landscaping . Located off the patio is a full size laundry room with washer/dr... [More](#)

ML# LG18109886

212 Cinnamon Teal



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$465,000 / \$465,000

0 days on the market • Sold On 10/01/2018

2 beds, 3 baths • 1,064 sqft • 2,226 sqft lot • \$437.03/sqft • Built in 1990

Light and Bright 2 story end unit condo, located In a Corner Grassy area with Mature Trees. See the sunset from your kitchen table. This unit is centrally located near the greenbelt and it's close to the back pool which is heated year round. Only a short walk to the front pool, clubhouse and work out room. Open Main Level Living Room, Fireplace, Corner Windows, Recessed Lights, Kitchen with Breakfa... [More](#)

ML# LG18213265

Quick CMA Report

Total Listings: 18	Maximum: 2/3.00	1,125	3,097	\$465,000	\$465,000	\$562.54
Total on Market: 9	Minimum: 1/1.00	622	2,130	\$299,000	\$289,000	\$399.11
Sold/Exp Ratio: 0.00	Average: 2/1.72	823	2,335	\$387,311	\$365,200	\$475.99
	Median: 2/2.00	849	2,226	\$416,950	\$335,000	\$482.04

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
119 Sandpiper LN	AV	1990	STD	12/29/2018	1	1	6/6	622	2,130	\$496.78	\$309,000
135 Cinnamon Teal	AV	1989	STD	12/01/2018	1	1	34/34	636	2,291	\$533.02	\$339,000
56 Sandpiper LN	AV	1990	STD	12/01/2018	1	1	34/34	622	2,226	\$562.54	\$349,900
58 Cinnamon Teal	AV	1990	STD	10/12/2018	2	2	82/82	1,000	3,097	\$420.00	\$420,000
77 Cinnamon Teal	AV	1990	STD	12/14/2018	2	2	21/21	1,011	3,097	\$420.38	\$425,000
151 Cinnamon Teal	AV	1990	STD	12/21/2018	2	2	14/14	1,011	2,391	\$425.22	\$429,900
65 Whippoorwill LN	AV	1990	STD	12/23/2018	2	2	12/12	849	2,278	\$509.42	\$432,500
167 Sandpiper LN	AV	1990	STD	11/07/2018	2	3	58/58	1,125	2,130	\$399.11	\$449,000
126 Cinnamon Teal	AV	1990	STD	12/07/2018	2	3	28/28	1,064	2,293	\$431.39	\$459,000

Maximum: 2/ 3.00	82	1,125	3,097	\$562.54	\$459,000
Minimum: 1 1.00	6	622	2,130	\$399.11	\$309,000
Average: 2 1.89	32	882	2,437	\$466.43	\$401,478
Median: 2 2.00	28	1,000	2,291	\$431.39	\$425,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
56 Sandpiper LN	AV	1990	STD	11/15/2018	1	1	55/55	622	2,226	\$464.63	\$289,000
52 Sandpiper LN	AV	1990	STD	11/30/2018	1	1	5/5	622	2,226	\$509.49	\$316,900
61 Sandpiper LN	AV	1990	STD	12/18/2018	1	1	19/203	622	2,226	\$511.25	\$318,000
103 Sandpiper LN	AV	1989	STD	09/11/2018	1	1	33/33	622	2,226	\$530.55	\$330,000
102 Sandpiper LN	AV	1989	STD	08/23/2018	1	1	13/13	622	2,226	\$538.59	\$335,000
133 Sandpiper LN	AV	1989	STD	08/09/2018	2	2	95/95	849	2,130	\$478.21	\$406,000
84 Sandpiper LN	AV	1990	STD	07/23/2018	2	2	13/13	849	2,226	\$485.87	\$412,500
159 Cinnamon Teal	AV	1991	STD	08/31/2018	2	2	82/82	1,000	2,391	\$414.40	\$414,400
212 Cinnamon Teal	AV	1990	STD	10/01/2018	2	3	0/0	1,064	2,226	\$437.03	\$465,000

Maximum: 2 3.00	203	1,064	2,391	\$538.59	\$465,000
Minimum: 1 1.00	0	622	2,130	\$414.40	\$289,000
Average: 1 1.56	55	764	2,234	\$485.56	\$365,200
Median: 1 1.00	33	622	2,226	\$485.87	\$335,000

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 'Seagate Colony - Audubon (ASC)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:45 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 'Seagate Colony - Audubon (ASC)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
SW18297680	119 Sandpiper Lane	1	1	622	\$496.78	12/29/2018	6	\$309,000
PW18260531	135 Cinnamon Teal	1	1	636	\$533.02	12/01/2018	34	\$339,000
OC18283623	56 Sandpiper Lane	1	1	622	\$562.54	12/01/2018	34	\$349,900
OC18219375	58 Cinnamon Teal	2	2	1,000	\$420.00	10/12/2018	82	\$420,000
OC18291784	77 Cinnamon Teal	2	2	1,011	\$420.38	12/14/2018	21	\$425,000
OC18294969	151 Cinnamon Teal	2	2	1,011	\$425.22	12/21/2018	14	\$429,900
OC18284379	65 Whippoorwill Lane	2	2	849	\$509.42	12/23/2018	12	\$432,500
OC18268388	167 Sandpiper Lane	2	3	1,125	\$399.11	11/07/2018	58	\$449,000
OC18287432	126 CINNAMON TEAL	2	3	1,064	\$431.39	12/07/2018	28	\$459,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18209588	56 Sandpiper Lane	1	1	622	\$464.63	08/27/2018	11/15/2018	55	\$299,000	\$289,000	96.66
IG18264516	52 Sandpiper Lane	1	1	622	\$509.49	11/02/2018	11/30/2018	5	\$314,900	\$316,900	100.64
OC18278236	61 Sandpiper Lane	1	1	622	\$511.25	11/21/2018	12/18/2018	19	\$339,000	\$318,000	93.81
OC18120768	103 Sandpiper Lane	1	1	622	\$530.55	07/05/2018	09/11/2018	33	\$328,000	\$330,000	100.61
OC18165452	102 Sandpiper Lane	1	1	622	\$538.59	07/11/2018	08/23/2018	13	\$334,500	\$335,000	100.15
OC18082258	133 Sandpiper Lane	2	2	849	\$478.21	04/11/2018	08/09/2018	95	\$419,000	\$406,000	96.90
OC18138679	84 Sandpiper Lane	2	2	849	\$485.87	06/18/2018	07/23/2018	13	\$414,900	\$412,500	99.42
LG18109886	159 Cinnamon Teal	2	2	1,000	\$414.40	05/10/2018	08/31/2018	82	\$444,000	\$414,400	93.33
LG18213265	212 Cinnamon Teal	2	3	1,064	\$437.03	08/31/2018	10/01/2018	0	\$465,000	\$465,000	100.00

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	6	3
Absorption Rate (Total Sales/Months)	0.00	2.00	1.00
Total # of Comparable Active Listings	2	1	9
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.50	9.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$409,250	\$316,900
Median Comparable Sales DOM	0	23	19
Median Comparable List Price (Listings Only)	\$431,500	\$299,000	\$425,000
Median Comparable Listings DOM (Listings Only)	89	55	28
Median Sale Price / Median List Price %	0.00%	98.15%	100.64%

*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.