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**14 Pinyon Jay Ln**



**Active** • Single Family Residence

**\$685,000**

8 days on the market • Listed On 12/27/2018

2 beds, 3 baths • 1,432 sqft • 3,325 sqft lot • \$478.35/sqft • Built in 1991

Absolutely gorgeous home in the popular Audubon tract of Aliso Viejo (Seaway Collection) - close to everything and low taxes! Enter the gate and enjoy the garden walkway to the front door next to the outdoor fountain. This is the "Swallow" model with 1432sf, 2 bedrooms and a loft, 2-1/2 bathrooms. Enter into this beautiful home with large travertine tile and laminate flooring. Granite counter tops ... [More](#)

Aliso Viejo • [Map](#)

ML# IG18296603

**24 Bluebird Ln**



**Active** • Single Family Residence

**\$712,000** ↑

36 days on the market • Listed On 11/24/2018

3 beds, 3 baths • 1,614 sqft • 3,168 sqft lot • \$441.14/sqft • Built in 1992

Brand New Remodel! Almost everything has been redone in this Gorgeous Home! Enter through the New Iron Front Door! Large Living Room with Fireplace and Dining Room with Dramatic Cathedral Ceilings! Kitchen has all New Cabinets with Self Closing Drawers, Lazy Susan Cabinet, Onyx Counter tops and Stainless Appliances! Spacious Downstairs Master Bedroom with Walk In Closet and Built In's! Resort Sty... [More](#)

Aliso Viejo • [Map](#)

ML# OC18279867

**17 Cuervo Dr**



**Active Under Contract** • Single Family Residence

**\$715,000** ↓

45 days on the market • Listed On 11/20/2018

3 beds, 3 baths • 1,900 sqft • 3,325 sqft lot • \$376.32/sqft • Built in 1992

Fully remodeled with an incredible open floor plan and tons of natural light, you are welcomed by 2-story tall vaulted cathedral ceilings. Move-in ready, gorgeous inside & out. This house has been recently Re-piped (2017), new engineered hardwood floors throughout (2017), new interior paint (2017), exterior pressure washed (2018), new loft built to add additional square footage and usable space (2017),... [More](#)

Aliso Viejo • [Map](#)

ML# OC18274501

## Quick CMA Report

		<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>
<b>Total Listings:</b>	3	<b>Maximum:</b>	3/3.00	1,900	3,325	\$715,000	\$478.35
<b>Total on Market:</b>	2	<b>Minimum:</b>	2/3.00	1,432	3,168	\$685,000	\$376.32
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,649	3,273	\$704,000	\$431.94
		<b>Median:</b>	3/3.00	1,614	3,325	\$712,000	\$441.14

### Active

<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>List Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
14 Pinyon Jay LN	AV	1991	STD	12/27/2018	2	3	8/8	1,432	3,325	\$478.35	\$685,000
24 Bluebird LN	AV	1992	STD	11/24/2018	3	3	36/36	1,614	3,168	\$441.14	\$712,000

<b>Maximum:</b>	3/	3.00	36	1,614	3,325	\$478.35	\$712,000
<b>Minimum:</b>	2	3.00	8	1,432	3,168	\$441.14	\$685,000
<b>Average:</b>	3	3.00	22	1,523	3,247	\$459.75	\$698,500
<b>Median:</b>	3	3.00	22	1,523	3,247	\$459.75	\$698,500

### Active Under Contract

<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>Contract Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
17 Cuervo DR	AV	1992	STD	12/25/2018	3	3	45/45	1,900	3,325	\$376.32	\$715,000

<b>Maximum:</b>	3/	3.00	45	1,900	3,325	\$376.32	\$715,000
<b>Minimum:</b>	3	3.00	45	1,900	3,325	\$376.32	\$715,000
<b>Average:</b>	3	3.00	45	1,900	3,325	\$376.32	\$715,000
<b>Median:</b>	3	3.00	45	1,900	3,325	\$376.32	\$715,000

### 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 'Seaway Collection - Audubon (ACO)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:46 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  
 'Seaway Collection - Audubon (ACO)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
IG18296603	14 Pinyon Jay Lane	2	3	1,432	\$478.35	12/27/2018	8	\$685,000
OC18279867	24 Bluebird Lane	3	3	1,614	\$441.14	11/24/2018	36	\$712,000

#### Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18274501	17 Cuervo Drive	3	3	1,900	\$376.32	11/20/2018	45	\$715,000

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	0	0
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00
Total # of Comparable Active Listings	0	0	3
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	\$0	\$0	\$0
Median Comparable Sales DOM	0	0	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$712,000
Median Comparable Listings DOM (Listings Only)	0	0	36
Median Sale Price / Median List Price %	0.00%	0.00%	0.00%

*\*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.*