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26 Francheshi Pl



Active • Condominium

\$774,000

77 days on the market • Listed On 10/19/2018

4 beds, 3 baths • 1,940 sqft • .01 acre(s) lot • \$398.97/sqft • Built in 1999

Beautiful Talvera Home located in one of the best parts of the community. With a very private backyard perfect for outdoor living this home is nice inside and out. The interior has wood floors downstairs with a living, family, and dining area. The kitchen is a gourmet kitchen with Viking appliances, all stainless. The upstairs is spacious and warm. Come see this home in the great gated community n... [More](#)

Aliso Viejo • [Map](#)

ML# OC18254420

11 Nopalitos Way



Active • Condominium

\$775,000

32 days on the market • Listed On 12/03/2018

4 beds, 3 baths • 1,940 sqft • 6,500 sqft lot • \$399.48/sqft • Built in 1998

This fantastic DETACHED home is situated on a larger lot that offers great off street parking. Driveway accommodates 4 cars. The home features large back and side yards, where you will enjoy the beautiful low maintenance yard with interlocking pavers, plus wonderful private spa. Come see this 4 bedroom 2.5 bath home. Double sided fireplace in family room and living room. Vaulted ceilings and lots of... [More](#)

Aliso Viejo • [Map](#)

ML# OC18284810

23 Francheshi Pl



Closed • Condominium

List / Sold:
\$750,000 / \$740,000 ↓

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

3 beds, 3 baths • 1,770 sqft • No lot size data • \$418.08/sqft • Built in 1999

Tucked away in the quiet community of Talavera is this 3-bedroom, 2.5 bathroom, 1766 square foot, DETACHED home that you will absolutely love. From the moment you enter the gated community you will feel right at home. This light and bright home features an open living room with a soaring vaulted ceiling, hardwood floors and a double fireplace. The open and bright kitchen also has high ceilings and rece... [More](#)

Aliso Viejo • [Map](#)

ML# OC18085025

©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:	3	Maximum:	4/3.00	1,940	6,500	\$775,000	\$740,000	\$418.08
Total on Market:	2	Minimum:	3/3.00	1,770	436	\$750,000	\$740,000	\$398.97
Sold/Exp Ratio:	0.00	Average:	4/3.00	1,883	3,468	\$766,333	\$740,000	\$405.51
		Median:	4/3.00	1,940	3,468	\$774,000	\$740,000	\$399.48

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
26 Francheshi PL	AV	1999	STD	10/19/2018	4	3	77/77	1,940	436	\$398.97	\$774,000
11 Nopalitos WY	AV	1998	STD	12/03/2018	4	3	32/32	1,940	6,500	\$399.48	\$775,000

Maximum:	4/	3.00	77	1,940	6,500	\$399.48	\$775,000
Minimum:	4	3.00	32	1,940	436	\$398.97	\$774,000
Average:	4	3.00	55	1,940	3,468	\$399.23	\$774,500
Median:	4	3.00	55	1,940	3,468	\$399.23	\$774,500

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
23 Francheshi PL	AV	1999	STD	07/06/2018	3	3	56/56	1,770		\$418.08	\$740,000

Maximum:	3	3.00	56	1,770		\$418.08	\$740,000
Minimum:	3	3.00	56	1,770		\$418.08	\$740,000
Average:	3	3.00	56	1,770		\$418.08	\$740,000
Median:	3	3.00	56	1,770		\$418.08	\$740,000

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 'Talavera (TALV)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:49 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 'Talavera (TALV)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18254420	26 Francheshi Place	4	3	1,940	\$398.97	10/19/2018	77	\$774,000
OC18284810	11 Nopalitos Way	4	3	1,940	\$399.48	12/03/2018	32	\$775,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18085025	23 Francheshi Place	3	3	1,770	\$418.08	04/13/2018	07/06/2018	56	\$750,000	\$740,000	98.67

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	1	0
Absorption Rate (Total Sales/Months)	0.00	0.33	0.00
Total # of Comparable Active Listings	0	0	2
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	\$740,000	\$0
Median Comparable Sales DOM	0	56	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$774,500
Median Comparable Listings DOM (Listings Only)	0	0	55
Median Sale Price / Median List Price %	0.00%	98.67%	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.