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16 Estero Pointe



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$645,000 / \$625,000 ↓

12 days on the market • Sold On 12/27/2018

3 beds, 3 baths • 1,348 sqft • 2,500 sqft lot • \$463.65/sqft • Built in 1998

Beautifully upgraded detached 3 bedroom and 2.5 bath home in the private and gated community of "The Pointe". This upgraded home features an open floor plan with Bamboo hardwood flooring throughout the entire ground floor and 4" decorative baseboards. The upgraded kitchen includes granite counters, full tile backsplash and upgraded stainless steel appliances. Upstairs features a large landing with built... [More](#)

ML# OC18270088

24 Estero Pointe



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$639,000 / \$630,000 ↓

34 days on the market • Sold On 11/27/2018

3 beds, 3 baths • 1,348 sqft • No lot size data • \$467.36/sqft • Built in 1998

Welcome to the secure gated community of The Pointe. 24 Estero Pointe is a beautiful 3-bed, 2.5-bath detached home in the heart of Aliso Viejo. You are welcomed into this open floor plan by the beautiful floors and vaulted ceiling of the expansive front entryway, basked with natural light. The living room houses the gas fireplace and entertainment center, with quick access to the large, low maintenance... [More](#)

ML# OC18230157

23 Tuolumne Way



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$649,800 / \$630,000 ↓

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

3 beds, 3 baths • 1,460 sqft • 1 acre(s) lot • \$431.51/sqft • Built in 1998

Charming detached three bedroom in the highly sought after gated community of The Pointe. This beautiful home has fresh contemporary paint, recently installed tiled floor & new neutral color carpeting on the second floor. Bright open floor plan. Master with a walk in closet. Secondary bedrooms generously sized. Attached two car garage. Repiped whole house with PEX pipes. Ocean close, turnkey, ready... [More](#)

ML# IG18154830

2 Estero Pointe



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$639,500 / \$635,000 ↓

56 days on the market • Sold On 09/28/2018

3 beds, 3 baths • 1,496 sqft • 0 sqft lot • \$424.47/sqft • Built in 1998

Great detached home at end of cul-de-sac in gated Pointe community. Three bedroom plus two and one half baths has large wrap around yard with patio for entertainment.... [More](#)

ML# PW18126288

8 Estero Pointe



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$649,000 / \$640,000 ↓

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

3 beds, 3 baths • 1,348 sqft • 0 sqft lot • \$474.78/sqft • Built in 1998

Welcome to The Pointe. This gorgeous 3 bedroom 2.5 detached home is located in a fabulous gated community and offers everything you want in a home. Beautiful wood floors, an open spacious kitchen, a remodeled entertainer's backyard including a gorgeous fire pit and landscaping with tons of privacy as well as smart home features throughout. You will want for nothing in with this home. This home is cl... [More](#)

ML# OC18087786

20 Estero Pointe



Aliso Viejo • [Map](#)

Closed • **Townhouse**

List / Sold:

\$675,000 / \$647,000 ↓

10 days on the market • **Sold On 09/07/2018**

3 beds, 3 baths • **1,500 sqft** • **No lot size data** • **\$431.33/sqft** • **Built in 1998**

Welcome to The Pointe! This is a very nice detached home on a private greenbelt. Spacious sunlit interiors offer a bonus loft addition constructed by previous owner - perfect for home office, family room, media or 4th bedroom. Popular floor plan! Upgraded kitchen with quartz counters, stainless steel appliances and plenty of storage. The Living room has high ceilings, a fireplace and views of the outsi... [More](#)

ML# LG18190588

14 Estero Pointe



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$670,000 / \$672,000 ↑

10 days on the market • **Sold On 09/25/2018**

3 beds, 3 baths • **1,500 sqft** • **2,000 sqft lot** • **\$448.00/sqft** • **Built in 1999**

The gorgeous 3 bedroom detached home is located in a fabulous gated community with upgrades in \$60,000. This beautiful home has been totally remodeled in a current and trendy style. The home features with stunning open floor plan with new designer's interior paint, hardwood floors, recessed lights, light fixtures, quartz counter top, custom cabinetry throughout the property, ceiling fan, sliding door t... [More](#)

ML# PW18184306

©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

Total Listings: 7	Maximum: 3/3.00	1,500	43,560	\$675,000	\$672,000	\$474.78
Total on Market: 0	Minimum: 3/3.00	1,348	0	\$639,000	\$625,000	\$424.47
Sold/Exp Ratio: 0.00	Average: 3/3.00	1,429	9,612	\$652,471	\$639,857	\$448.73
	Median: 3/3.00	1,460	2,000	\$649,000	\$635,000	\$448.00

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
16 Estero Pointe	AV	1998	STD	12/27/2018	3	3	12/12	1,348	2,500	\$463.65	\$625,000
24 Estero Pointe	AV	1998	STD	11/27/2018	3	3	34/34	1,348		\$467.36	\$630,000
23 Tuolumne WY	AV	1998	STD	08/31/2018	3	3	50/50	1,460	43,560	\$431.51	\$630,000
2 Estero Pointe	AV	1998	NOD, PRO	09/28/2018	3	3	56/56	1,496	0	\$424.47	\$635,000
8 Estero Pointe	AV	1998	STD	07/27/2018	3	3	54/54	1,348	0	\$474.78	\$640,000
20 Estero Pointe	AV	1998	STD	09/07/2018	3	3	10/10	1,500		\$431.33	\$647,000
14 Estero Pointe	AV	1999	STD	09/25/2018	3	3	10/10	1,500	2,000	\$448.00	\$672,000
					Maximum: 3	3.00	56	1,500	43,560	\$474.78	\$672,000
					Minimum: 3	3.00	10	1,348	0	\$424.47	\$625,000
					Average: 3	3.00	32	1,429	9,612	\$448.73	\$639,857
					Median: 3	3.00	34	1,460	2,000	\$448.00	\$635,000

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 'The Pointe (PONT)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:50 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 'The Pointe (PONT)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18270088	16 Estero Pointe	3	3	1,348	\$463.65	11/08/2018	12/27/2018	12	\$645,000	\$625,000	96.90
OC18230157	24 Estero Pointe	3	3	1,348	\$467.36	09/21/2018	11/27/2018	34	\$639,000	\$630,000	98.59
IG18154830	23 Tuolumne Way	3	3	1,460	\$431.51	06/27/2018	08/31/2018	50	\$649,800	\$630,000	96.95
PW18126288	2 Estero Pointe	3	3	1,496	\$424.47	06/01/2018	09/28/2018	56	\$639,500	\$635,000	99.30
OC18087786	8 Estero Pointe	3	3	1,348	\$474.78	04/17/2018	07/27/2018	54	\$649,000	\$640,000	98.61
LG18190588	20 Estero Pointe	3	3	1,500	\$431.33	08/03/2018	09/07/2018	10	\$675,000	\$647,000	95.85
PW18184306	14 Estero Pointe	3	3	1,500	\$448.00	07/31/2018	09/25/2018	10	\$670,000	\$672,000	100.30

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	5	2
Absorption Rate (Total Sales/Months)	0.00	1.67	0.67
Total # of Comparable Active Listings	2	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.60	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$640,000	\$627,500
Median Comparable Sales DOM	0	50	23
Median Comparable List Price (Listings Only)	\$644,650	\$639,000	\$0
Median Comparable Listings DOM (Listings Only)	53	34	0
Median Sale Price / Median List Price %	0.00%	98.49%	97.74%

*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.