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4 Bienvenido



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$699,900 / \$665,000 ↓

72 days on the market • Sold On 09/27/2018

3 beds, 3 baths • 1,812 sqft • No lot size data • \$367.00/sqft • Built in 1996

PRICE-ADJUSTED TO SELL! ALL REASONABLE OFFERS CONSIDERED. EXTREMELY INVITING FLOOR PLAN! Owners ready to sell this immaculate detached condo whose great location, and proximity to the beaches and other great amenities make it an ideal home in vibrant Aliso Viejo. A cozy foyer with a fireplace greets you and leads you to the large family room, dining area and kitchen with high ceilings and plenty ... [More](#)

ML# OC18141495

9 Pacifica



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$689,900 / \$670,000 ↓

121 days on the market • Sold On 08/15/2018

3 beds, 3 baths • 1,812 sqft • 0 sqft lot • \$369.76/sqft • Built in 1997

BACK ON MARKET * PRICED BELOW MARKET You will not find another home of this caliber, in this price range, this close to the beach! Great location, lovingly maintained home in Aliso Viejo. Located in the Tiburon community this detached home is complete with driveway, attached garage and backyard. Upon entry the front room is full of windows, natural light, fireplace and can be used as a second liv... [More](#)

ML# OC18082349

5 Salto



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:

\$699,000 / \$685,000 ↓

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

3 beds, 3 baths • 1,812 sqft • 4,000 sqft lot • \$378.04/sqft • Built in 1996

Opportunities do still exist in real estate and this home is a prime example. This open floor plan has the perfect set-up and layout for a move-up buyer into a DETACHED home! The property offers vaulted and cathedral ceilings, open kitchen/family room, private outdoor space with grass and trees and hills views, travertine floors and stainless steel appliances, ample kitchen storage and eat-up island of... [More](#)

ML# OC18070403

12 Via Tranquila



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$729,500 / \$720,000 ↓

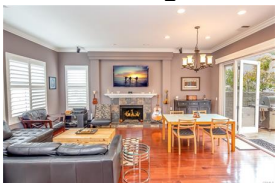
81 days on the market • Sold On 06/20/2018

3 beds, 3 baths • 1,984 sqft • No lot size data • \$362.90/sqft • Built in 1998

Wonderful "Tiburon" 2 story detached home. Great corner lot location. Dramatic 3 bedroom, 2.5 bath floor plan. Charming living room with built ins and fireplace. Large kitchen with stainless steel appliances including gas cooktop, oven, microwave, dishwasher and refrigerator. All bedroom plus a laundry room are upstairs. The spacious master suite features dual mirrored wardrobes and luxurious mas... [More](#)

ML# OC18061557

7 Alegre



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$749,900 / \$736,000 ↓

55 days on the market • Sold On 07/10/2018

3 beds, 3 baths • 1,984 sqft • 4,000 sqft lot • \$370.97/sqft • Built in 1997

This is the home that you've been waiting for. It is a stunning home with a large private yet sunny patio and has always been the home in this neighborhood that has garnered the highest value. The 9-10 foot ceiling welcome you into the great-room offering solid wood floors, surround sound, crown molding and a sleek slate fireplace and huge 8" doors out to the sunny patio for BBQ's and entertaining. The... [More](#)

ML# OC18078420

2 Aguila



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$769,000 / \$767,000 ↓

1 days on the market • **Sold On 07/06/2018**

3 beds, 3 baths • **2,204 sqft** • **No lot size data** • **\$348.00/sqft** • **Built in 1997**

Beautiful end unit home has 3 bedrooms, large loft and private corner backyard. The stunning, open floor plan is evident immediately upon entering. Hardwood floors and contemporary lighting greet you into the spacious living room and adjacent formal dining area. Custom tumbled tile flooring blend the kitchen and family room together. Upgraded kitchen features alluring quartz counters, breakfast bar,... [More](#)

ML# OC18125746

©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: 6	Maximum: 3/3.00	2,204	4,000	\$769,000	\$767,000	\$378.04
Total on Market: 0	Minimum: 3/3.00	1,812	0	\$689,900	\$665,000	\$348.00
Sold/Exp Ratio: 0.00	Average: 3/3.00	1,935	2,667	\$722,867	\$707,167	\$366.11
	Median: 3/3.00	1,898	4,000	\$714,700	\$702,500	\$368.38

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
4 Bienvenido	AV	1996	STD	09/27/2018	3	3	72/72	1,812		\$367.00	\$665,000
9 Pacifica	AV	1997	STD	08/15/2018	3	3	121/121	1,812	0	\$369.76	\$670,000
5 Salto	AV	1996	STD	07/13/2018	3	3	105/105	1,812	4,000	\$378.04	\$685,000
12 Via Tranquila	AV	1998	STD	06/20/2018	3	3	81/81	1,984		\$362.90	\$720,000
7 Alegre	AV	1997	STD	07/10/2018	3	3	55/55	1,984	4,000	\$370.97	\$736,000
2 Aguila	AV	1997	STD	07/06/2018	3	3	1/1	2,204		\$348.00	\$767,000

Maximum:	3	3.00	121	2,204	4,000	\$378.04	\$767,000
Minimum:	3	3.00	1	1,812	0	\$348.00	\$665,000
Average:	3	3.00	73	1,935	2,667	\$366.11	\$707,167
Median:	3	3.00	77	1,898	4,000	\$368.38	\$702,500

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 'Tiburon (TIB)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:51 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 'Tiburon (TIB)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18141495	4 Bienvenido	3	3	1,812	\$367.00	06/18/2018	09/27/2018	72	\$699,900	\$665,000	95.01
OC18082349	9 Pacifica	3	3	1,812	\$369.76	04/11/2018	08/15/2018	121	\$689,900	\$670,000	97.12
OC18070403	5 Salto	3	3	1,812	\$378.04	03/28/2018	07/13/2018	105	\$699,000	\$685,000	98.00
OC18061557	12 Via Tranquila	3	3	1,984	\$362.90	03/15/2018	06/20/2018	81	\$729,500	\$720,000	98.70
OC18078420	7 Alegre	3	3	1,984	\$370.97	04/06/2018	07/10/2018	55	\$749,900	\$736,000	98.15
OC18125746	2 Aguila	3	3	2,204	\$348.00	05/31/2018	07/06/2018	1	\$769,000	\$767,000	99.74

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)	1	5	0
Absorption Rate (Total Sales/Months)	0.17	1.67	0.00
Total # of Comparable Active Listings	3	0	0
Months of Housing Supply (Lst/Ab. Rate)	18.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$720,000	\$685,000	\$0
Median Comparable Sales DOM	81	72	0
Median Comparable List Price (Listings Only)	\$699,000	\$0	\$0
Median Comparable Listings DOM (Listings Only)	105	0	0
Median Sale Price / Median List Price %	98.70%	97.87%	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.