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4 Florentine



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$449,900 / \$445,000 ↓

11 days on the market • Sold On 07/31/2018

2 beds, 2 baths • 1,094 sqft • 0 sqft lot • \$406.76/sqft • Built in 1994

Come fall in love with this former Model, Luxury Condo located in the upscale, resort-like community of Tivoli in Aliso Viejo. This light and bright 2 bed, 2 bath condo with an attached garage features a mix of travertine and rich hardwood flooring and has been adorned with additional tasteful upgrades like granite countertops, brand-new Stainless Steel appliances, neutral paint, plantation shutters, a... [More](#)

ML# OC18159533

3 Florentine



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$457,250 / \$465,000 ↑

48 days on the market • Sold On 08/27/2018

2 beds, 2 baths • 1,094 sqft • No lot size data • \$425.05/sqft • Built in 1993

Check out the video / drone tour of the property at <https://goo.gl/gCCdFs> This charming MODERN condominium is nestled in the resort-like Tivoli Community, of Aliso Viejo. Built in 1993, this outstanding 2 Bedroom and 2 Bathroom home boast of Hardwood floors, a Stainless-Steel Kitchen, and a spacious Master Bedroom with ensuite, Dual Vanity Granite Countertops, Master Bathroom and Walk-in Closet. Upon ... [More](#)

ML# PW18114940

2 Camillo



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$729,900 / \$710,000 ↓

59 days on the market • Sold On 08/24/2018

3 beds, 3 baths • 1,786 sqft • 0 sqft lot • \$397.54/sqft • Built in 1996

Driving into the Tivoli community, you are greeted by a large community pool that is the heart. This home is located on a corner of a short dead end street. Although considered a condo, this is a DETACHED home. You enter the home and are immediately drawn to the beautiful warm walnut floors but your eyes are pulled to the french door with side windows and large transom on the top. Beyond, you see... [More](#)

ML# OC18075076

4 Palatine



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$749,000 / \$720,000 ↓

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

3 beds, 3 baths • 1,916 sqft • 0 sqft lot • \$375.78/sqft • Built in 1995

Beautiful detached property in the community of Aliso Viejo. Come see this move in ready home which offers 3 bedrooms, 2.5 baths and a bonus room / loft for office space, kid space or whatever you can think of space. Large kitchen with granite counter tops that opens to the family room and the warmth of a fireplace. Large master bedroom with dual vanity sinks, walk in closet, separate shower and soa... [More](#)

ML# OC18230585

3 Giovanni



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$769,000 / \$752,500 ↓

55 days on the market • Sold On 12/11/2018

4 beds, 3 baths • 2,043 sqft • 0 sqft lot • \$368.33/sqft • Built in 1996

Beautiful home featuring a large rear yard with a built in BBQ, gas fire pit and green grass backing up to the hillside. Desirable cul-de-sac location with a large driveway. Excellence model 3 floor plan (largest). Move in ready with remodeled bathrooms, all bedrooms upstairs, second level laundry, plenty of storage space and a spacious master suite with walk in closet. Custom family room fireplace wit... [More](#)

ML# SB18200635

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	5	Maximum:	4/3.00	2,043	0	\$769,000	\$752,500	\$425.05
Total on Market:	0	Minimum:	2/2.00	1,094	0	\$449,900	\$445,000	\$368.33
Sold/Exp Ratio:	0.00	Average:	3/2.60	1,587	0	\$631,010	\$618,500	\$394.69
		Median:	3/3.00	1,786	0	\$729,900	\$710,000	\$397.54

Closed												
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price	
4 Florentine	AV	1994	STD	07/31/2018	2	2	11/11	1,094	0	\$406.76	\$445,000	
3 Florentine	AV	1993	STD	08/27/2018	2	2	48/48	1,094		\$425.05	\$465,000	
2 Camillo	AV	1996	STD	08/24/2018	3	3	59/59	1,786	0	\$397.54	\$710,000	
4 Palatine	AV	1995	STD	12/12/2018	3	3	70/164	1,916	0	\$375.78	\$720,000	
3 Giovanni	AV	1996	STD	12/11/2018	4	3	55/55	2,043	0	\$368.33	\$752,500	
					Maximum:	4	3.00	164	2,043	0	\$425.05	\$752,500
					Minimum:	2	2.00	11	1,094	0	\$368.33	\$445,000
					Average:	3	2.60	67	1,587	0	\$394.69	\$618,500
					Median:	3	3.00	55	1,786	0	\$397.54	\$710,000

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 'Tivoli I (TIV1)', 'Tivoli II (TIV2)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:52 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 'Tivoli I (TIV1)', 'Tivoli II (TIV2)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18159533	4 Florentine	2	2	1,094	\$406.76	07/03/2018	07/31/2018	11	\$449,900	\$445,000	98.91
PW18114940	3 Florentine	2	2	1,094	\$425.05	05/16/2018	08/27/2018	48	\$457,250	\$465,000	101.69
OC18075076	2 Camillo	3	3	1,786	\$397.54	03/31/2018	08/24/2018	59	\$729,900	\$710,000	97.27
OC18230585	4 Palatine	3	3	1,916	\$375.78	09/20/2018	12/12/2018	70	\$749,000	\$720,000	96.13
SB18200635	3 Giovanni	4	3	2,043	\$368.33	08/17/2018	12/11/2018	55	\$769,000	\$752,500	97.85

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	3	2
Absorption Rate (Total Sales/Months)	0.00	1.00	0.67
Total # of Comparable Active Listings	1	2	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	2.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$465,000	\$736,250
Median Comparable Sales DOM	0	48	63
Median Comparable List Price (Listings Only)	\$449,900	\$759,000	\$0
Median Comparable Listings DOM (Listings Only)	11	63	0
Median Sale Price / Median List Price %	0.00%	101.69%	97.00%

*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.