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5 Chandler



Pending • Condominium

\$660,000 ↓

77 days on the market • Listed On 08/28/2018

4 beds, 3 baths • 1,768 sqft • No lot size data • \$373.30/sqft • Built in 1995

Motivated Seller! This highly desired 4 bedroom floor plan is located in the gated community of Victoria. One can expect extra privacy in this home, as it is located on a corner lot with only one neighbor next door. You'll find a light and bright, open floor plan with a family room, dining space, vaulted ceilings and an open staircase upon entering through the front door. The kitchen is finished wi... [More](#)

Aliso Viejo • [Map](#)

ML# OC18211099

3 Vancouver



Closed • Condominium

List / Sold:

\$649,000 / \$649,000

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

3 beds, 3 baths • 1,358 sqft • 1,000 sqft lot • \$477.91/sqft • Built in 1997

Beautiful detached home in the highly sought after Victoria Gated Community in the heart of Aliso Viejo! Recently remodeled, this 3 bedrooms and 2.5 bath home has decorator paint, newer carpet, custom and new recessed lighting, custom shutters, a remodeled kitchen with white cabinets, quartz counters & new stainless appliances. An entertaining patio can be accessed from living ro... [More](#)

Aliso Viejo • [Map](#)

ML# OC18134353

64 Cape Victoria



Closed • Single Family Residence

List / Sold:

\$695,000 / \$685,000 ↓

107 days on the market • Sold On 10/01/2018

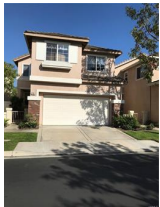
3 beds, 3 baths • 1,753 sqft • 0 sqft lot • \$390.76/sqft • Built in 1995

BACK ON MARKET. Lovely detached house in the gated community of Victoria, which has 3 bedrooms+ a huge loft. Downstairs has high ceilings, floors with white tile and granite accents. Dining area opens to kitchen with granite countertops and tumbled travertine full back splash. Kitchen includes tastefully refinished dark wood cabinets and newer stainless steal built-in microwave, free standing oven, di... [More](#)

Aliso Viejo • [Map](#)

ML# NP18110973

79 Cape Victoria



Closed • Single Family Residence

List / Sold:

\$695,000 / \$695,000

13 days on the market • Sold On 08/13/2018

3 beds, 3 baths • 1,768 sqft • 2,500 sqft lot • \$393.10/sqft • Built in 1996

Welcome to this wonderful Aliso Vijeo home in the gated community of Victoria! Very light and bright open floor plan that you can call home. Upon entering you are greeted by a spacious dining, living, family room area that includes beautiful hardwood floors, tons of windows and a relaxing gas fireplace. The dining area is very open with vaulted ceilings. The kitchen has been upgraded with granite c... [More](#)

Aliso Viejo • [Map](#)

ML# OC18155699

23 Cape Victoria



Closed • Condominium

List / Sold:

\$699,900 / \$720,000 ↑

8 days on the market • Sold On 10/30/2018

4 beds, 3 baths • 1,884 sqft • 2,476 sqft lot • \$382.17/sqft • Built in 1996

Updated Beauty, Sleek & Modern, Highly Prized Primrose Floorplan, an abundance of functional spaces, Formal Living & Dining Rooms, Separate Family Room, 4 bedrooms, an upstairs open loft area, plus a bonus room perfect for a home office or den. Remodeled & improved with fine features and amenities including a gated front courtyard and cobbled pathway, gorgeous wood laminate floors throughout the main ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18228047

Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	5	Maximum:	4/3.00	1,884	2,500	\$699,900	\$720,000	\$477.91
Total on Market:	0	Minimum:	3/3.00	1,358	0	\$649,000	\$649,000	\$373.30
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,706	1,494	\$679,780	\$687,250	\$403.45
		Median:	3/3.00	1,768	1,738	\$695,000	\$690,000	\$390.76

Pending

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
5 Chandler	AV	1995	STD	11/27/2018	4	3	77/77	1,768		\$373.30	\$660,000
				Maximum:	4/	3.00	77	1,768		\$373.30	\$660,000
				Minimum:	4	3.00	77	1,768		\$373.30	\$660,000
				Average:	4	3.00	77	1,768		\$373.30	\$660,000
				Median:	4	3.00	77	1,768		\$373.30	\$660,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
3 Vancouver	AV	1997	STD	07/11/2018	3	3	6/6	1,358	1,000	\$477.91	\$649,000
64 Cape Victoria	AV	1995	STD	10/01/2018	3	3	107/107	1,753	0	\$390.76	\$685,000
79 Cape Victoria	AV	1996	STD	08/13/2018	3	3	13/13	1,768	2,500	\$393.10	\$695,000
23 Cape Victoria	AV	1996	STD	10/30/2018	4	3	8/8	1,884	2,476	\$382.17	\$720,000
				Maximum:	4	3.00	107	1,884	2,500	\$477.91	\$720,000
				Minimum:	3	3.00	6	1,358	0	\$382.17	\$649,000
				Average:	3	3.00	34	1,691	1,494	\$410.98	\$687,250
				Median:	3	3.00	11	1,761	1,738	\$391.93	\$690,000

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 07/08/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Victoria (VICT)'

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Fannie Mae 1004MC Statistics Detail.

Prepared By: *Diane Cirignani*

Listings as of **01/04/19 at 9:55 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 07/08/2018 **County Or Parish** is 'Orange' **City** is 'Aliso Viejo' **MLS Area Major** is 'AV - Aliso Viejo' **Subdivision Name** is 'Victoria (VICT)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18134353	3 Vancouver	3	3	1,358	\$477.91	06/05/2018	07/11/2018	6	\$649,000	\$649,000	100.00
NP18110973	64 Cape Victoria	3	3	1,753	\$390.76	05/23/2018	10/01/2018	107	\$695,000	\$685,000	98.56
OC18155699	79 Cape Victoria	3	3	1,768	\$393.10	05/31/2018	08/13/2018	13	\$695,000	\$695,000	100.00
OC18228047	23 Cape Victoria	4	3	1,884	\$382.17	09/19/2018	10/30/2018	8	\$699,900	\$720,000	102.87

Pending

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18211099	5 Chandler	4	3	1,768	\$373.30	08/28/2018	77	\$660,000

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	(01/04/2018-07/04/2018)	(07/05/2018-10/04/2018)	(10/05/2018-01/04/2019)
Total # of Comparable Sales (Settled)	0	3	1
Absorption Rate (Total Sales/Months)	0.00	1.00	0.33
Total # of Comparable Active Listings	1	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$685,000	\$720,000
Median Comparable Sales DOM	0	13	8
Median Comparable List Price (Listings Only)	\$695,000	\$660,000	\$660,000
Median Comparable Listings DOM (Listings Only)	107	77	77
Median Sale Price / Median List Price %	0.00%	98.56%	102.87%

**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.*