



**Diane Cirignani**  
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### 82 Cloudcrest



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:  
**\$489,900 / \$493,000** ↑

3 days on the market • Sold On 09/07/2018

2 beds, 2 baths • 1,110 sqft • 4,221 sqft lot • \$444.14/sqft • Built in 1989

ONE LEVEL, END UNIT WITH DIRECT ACCESS GARAGE & YARD in the Villas North! Beautiful 2-bedroom, 2 bath end unit, located within a small scenic community nestled between 2 panoramic valley and mountain view parks. Very spacious floorplan, light bright kitchen with blue/gray cabinets, neutral tile with designer mosaic back splash and tile flooring, open to dining area. Extending off the dining room is a l... [More](#)

ML# OC18190557

### 73 Cloudcrest



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:  
**\$500,000 / \$507,000** ↑

7 days on the market • Sold On 08/22/2018

2 beds, 2 baths • 1,142 sqft • 4,221 sqft lot • \$443.96/sqft • Built in 1989

Highly sought after Villas North community. This highly upgraded end carriage unit boasts privacy and greenery views! Get ready for your move! This remodeled home offers designer features throughout. Fresh paint, new carpet, new attached stainless appliances, new quartz kitchen counters, coordinating back splash and remodeled baths are all included in this gorgeous home....re-piped with Pex. A formal e... [More](#)

ML# OC18171559

### 81 Cloudcrest



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:  
**\$559,000 / \$549,000** ↓

64 days on the market • Sold On 11/08/2018

2 beds, 2 baths • 1,375 sqft • 4,221 sqft lot • \$399.27/sqft • Built in 1990

Back on the Market, with brand new floors throughout! Welcome to the highly desirable Aliso Viejo neighborhood, Villas North! This 2 Bed/ 2 Bath + Loft upgraded corner unit features: an open floor plan with plenty of natural light, a custom slate gas fireplace with fire glass feature, brand new carpet through the main living space, loft and bedrooms, brand new wood-like vinyl floors in the kitchen and ... [More](#)

ML# PW18165982

### 273 Sandcastle



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:  
**\$569,995 / \$562,000** ↓

74 days on the market • Sold On 12/21/2018

3 beds, 2 baths • 1,317 sqft • 3,237 sqft lot • \$426.73/sqft • Built in 1992

273 Sandcastle is an exquisite and turnkey property in the most desirable community of Villa South. This home is notable for it's open floor plan, two story high ceilings, extensive natural lights from the windows surrounding the home and offers 3 bedrooms and 2 highly upgraded full bathrooms. This home has brand new rustic laminate floors, fresh designer paint on the walls, a white and bright kitchen... [More](#)

ML# OC18236199

### 3 Cloudcrest



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:  
**\$569,900 / \$569,900**

11 days on the market • Sold On 07/18/2018

2 beds, 2 baths • 1,375 sqft • 4,221 sqft lot • \$414.47/sqft • Built in 1990

BEAUTIFULLY REMODELED END UNIT in Villas North. Very spacious floor plan, largest 2 bedroom in the community with 2 spacious bedrooms and a large loft/office space that can be used as a 3rd bedroom as it's private and has plenty of room. Located in a prime location that's very quiet, and private in the back of the community. Views of the hills and close nice greenbelt. Wood-look, waterproof, hard lamin... [More](#)

ML# OC18137333

### 35 Cloudcrest



Aliso Viejo • [Map](#)

**Closed** • **Condominium**

List / Sold:

**\$574,900 / \$572,500** ↓

**14 days on the market** • **Sold On 08/28/2018**

**3 beds, 3 baths** • **1,362 sqft** • **4,221 sqft lot** • **\$420.34/sqft** • **Built in 1988**

Welcome to this lovely Fieldcrest Villas North home. 3 bedrooms and 2.5 baths located close to the lovely community pool and spa. Walk into the courtyard, enter the newly tiled foyer and you will discover an extended closet for extra storage under the stairs. To the right is a newer remodeled kitchen. This kitchen is complete with newer cabinets, granite counters and stainless steel sink. Moving forward... [More](#)

**ML# OC18170948**

### 110 Cloudcrest



Aliso Viejo • [Map](#)

**Closed** • **Condominium**

List / Sold:

**\$649,000 / \$635,000** ↓

**9 days on the market** • **Sold On 12/21/2018**

**3 beds, 3 baths** • **1,567 sqft** • **4,221 sqft lot** • **\$405.23/sqft** • **Built in 1992**

Rarely on the market and highly sought after, largest floorplan D in Villas North. This totally remodeled home with panoramic views is a property you will not want to miss... Home features new hard wood floor downstairs. Gorgeous remodeled kitchen with marble counters and stainless steel appliances. Beautifully remodeled bathrooms with marble counters, generously sized bedrooms. Large living room with... [More](#)

**ML# PW18276579**

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## Quick CMA Report

		<b>Br/Ba</b>	<b>Sqft</b>	<b>LSqft</b>	<b>List Price</b>	<b>Sold Price</b>	<b>\$/Sqft</b>	
<b>Total Listings:</b>	7	<b>Maximum:</b>	3/3.00	1,567	4,221	\$649,000	\$635,000	\$444.14
<b>Total on Market:</b>	0	<b>Minimum:</b>	2/2.00	1,110	3,237	\$489,900	\$493,000	\$399.27
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/2.29	1,321	4,080	\$558,956	\$555,486	\$422.02
		<b>Median:</b>	2/2.00	1,362	4,221	\$569,900	\$562,000	\$420.34

<b>Closed</b>												
<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>COE Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>	
82 Cloudcrest	AV	1989	STD	09/07/2018	2	2	3/3	1,110	4,221	\$444.14	\$493,000	
73 Cloudcrest	AV	1989	STD	08/22/2018	2	2	7/7	1,142	4,221	\$443.96	\$507,000	
81 Cloudcrest	AV	1990	STD	11/08/2018	2	2	64/64	1,375	4,221	\$399.27	\$549,000	
273 Sandcastle	AV	1992	STD	12/21/2018	3	2	74/74	1,317	3,237	\$426.73	\$562,000	
3 Cloudcrest	AV	1990	STD	07/18/2018	2	2	11/11	1,375	4,221	\$414.47	\$569,900	
35 Cloudcrest	AV	1988	STD	08/28/2018	3	3	14/14	1,362	4,221	\$420.34	\$572,500	
110 Cloudcrest	AV	1992	STD	12/21/2018	3	3	9/9	1,567	4,221	\$405.23	\$635,000	
					<b>Maximum:</b>	3	3.00	74	1,567	4,221	\$444.14	\$635,000
					<b>Minimum:</b>	2	2.00	3	1,110	3,237	\$399.27	\$493,000
					<b>Average:</b>	2	2.29	26	1,321	4,080	\$422.02	\$555,486
					<b>Median:</b>	2	2.00	11	1,362	4,221	\$420.34	\$562,000

### 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 'Villas North (VF)', 'Villas South (VS)'



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## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:56 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 'Villas North (VF)', 'Villas South (VS)'

### Residential

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18190557	82 Cloudcrest	2	2	1,110	\$444.14	08/03/2018	09/07/2018	3	\$489,900	\$493,000	100.63
OC18171559	73 Cloudcrest	2	2	1,142	\$443.96	07/25/2018	08/22/2018	7	\$500,000	\$507,000	101.40
PW18165982	81 Cloudcrest	2	2	1,375	\$399.27	06/27/2018	11/08/2018	64	\$559,000	\$549,000	98.21
OC18236199	273 Sandcastle	3	2	1,317	\$426.73	09/27/2018	12/21/2018	74	\$569,995	\$562,000	98.60
OC18137333	3 Cloudcrest	2	2	1,375	\$414.47	06/08/2018	07/18/2018	11	\$569,900	\$569,900	100.00
OC18170948	35 Cloudcrest	3	3	1,362	\$420.34	07/06/2018	08/28/2018	14	\$574,900	\$572,500	99.58
PW18276579	110 Cloudcrest	3	3	1,567	\$405.23	11/19/2018	12/21/2018	9	\$649,000	\$635,000	97.84

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	4	3
Absorption Rate (Total Sales/Months)	0.00	1.33	1.00
Total # of Comparable Active Listings	1	1	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.75	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$538,450	\$562,000
Median Comparable Sales DOM	0	9	64
Median Comparable List Price (Listings Only)	\$559,000	\$569,995	\$0
Median Comparable Listings DOM (Listings Only)	64	74	0
Median Sale Price / Median List Price %	0.00%	100.65%	98.60%

\*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.