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3 Vista Del Canon



Aliso Viejo • [Map](#)

Active • Condominium

\$779,000

64 days on the market • Listed On 11/01/2018

3 beds, 3 baths • 1,834 sqft • No lot size data • \$424.75/sqft • Built in 1997

PEACEFUL CUL-DE-SAC LOCATION - 3 bedroom, 2.5 bath Detached Home with 2 car Garage in Gated Community. Beautifully Upgraded with Marble Flooring...Custom Plantation Shutters...Granite Counter tops in Kitchen and Baths...Chandelier in Living Room...Custom Mantel Fireplace with Mirror and Wall Sconces...Built-in China Cabinet in Dining Room... China Display Cabinet between Family Room and Dining Room... [More](#)

ML# OC18260836

5 Vista Del Cerro



Aliso Viejo • [Map](#)

Active • Condominium

\$825,000 ↓

202 days on the market • Listed On 06/16/2018

3 beds, 3 baths • 1,900 sqft • 3,500 sqft lot • \$434.21/sqft • Built in 1997

CROWN JEWEL OF ALISO VIEJO - WHAT A FIND!!! A Spectacular Totally Remodeled Custom Tuscan Masterpiece that Backs To Aliso Wilderness Park For Killer Sunsets & Forever Views!! Absolutely Magnificent, You Won't Find A Nicer Home On The Market ... From The Moment You Enter This Tastefully Appointed Home One Is Struck By The Beautiful Architectural Lines And Huge Views from its Wall Of Windows. Other Great... [More](#)

ML# OC18143525

42 Vista Del Valle



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$695,000 / \$693,000 ↓

43 days on the market • Sold On 08/01/2018

3 beds, 3 baths • 1,631 sqft • No lot size data • \$424.89/sqft • Built in 1996

Desirable Vista Del Oro Home located on a hill top cul-de-sac street. Boasting a bright and airy 1,631 sq ft floor plan with vaulted ceilings 3 bedrooms, 2.5 bathrooms and attached 2 car garage. Immediately feel at home as you enter into the spacious family room with designer wood flooring, plantation shutter, media center pre-wired for surround sound, and warming fireplace. The adjacent gourmet kitch... [More](#)

ML# OC18126117

50 Vista Del Valle



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:
\$695,000 / \$700,000 ↑

19 days on the market • Sold On 05/02/2018

3 beds, 3 baths • 1,585 sqft • 2,300 sqft lot • \$441.64/sqft • Built in 1996

Welcome to your new home nestled in the highest point in Aliso Viejo. Located in the exclusive neighborhood of Vista De Oro. As you enter the lush and inviting detached private gated community your new home awaits at the end of the cul-de-sac. Neighborhood is surrounded by natural trees and mountain views. It also has a community pool with clean restrooms and a shower. A perfect place to raise a family... [More](#)

ML# PW18059974

21 Vista Del Canon



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:
\$799,900 / \$759,000 ↓

91 days on the market • Sold On 01/03/2019

4 beds, 3 baths • 2,077 sqft • 3,500 sqft lot • \$365.43/sqft • Built in 1997

Beautiful Two-level detached home in the gated community of Vista de Oro community of Aliso Viejo. Modern tile floors, soaring ceilings and recessed lighting compliment the bright and open floor plan. The kitchen features beautiful cabinets, stainless steel appliances and separate eating area with access to the backyard. The living room flows seamlessly from the kitchen and features a light-catching wi... [More](#)

ML# OC18216782

©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

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
Total Listings:	5	Maximum:	4/3.00	2,077	3,500	\$825,000	\$759,000	\$441.64
Total on Market:	2	Minimum:	3/3.00	1,585	2,300	\$695,000	\$693,000	\$365.43
Sold/Exp Ratio:	0.00	Average:	3/3.00	1,805	3,100	\$758,780	\$717,333	\$418.19
		Median:	3/3.00	1,834	3,500	\$779,000	\$700,000	\$424.89

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
3 Vista Del Canon	AV	1997	STD	11/01/2018	3	3	64/64	1,834		\$424.75	\$779,000
5 Vista Del Cerro	AV	1997	STD	06/16/2018	3	3	202/202	1,900	3,500	\$434.21	\$825,000
				Maximum:	3/	3.00	202	1,900	3,500	\$434.21	\$825,000
				Minimum:	3	3.00	64	1,834	3,500	\$424.75	\$779,000
				Average:	3	3.00	133	1,867	3,500	\$429.48	\$802,000
				Median:	3	3.00	133	1,867	3,500	\$429.48	\$802,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
42 Vista Del Valle	AV	1996	STD	08/01/2018	3	3	43/43	1,631		\$424.89	\$693,000
50 Vista Del Valle	AV	1996	STD	05/02/2018	3	3	19/19	1,585	2,300	\$441.64	\$700,000
21 Vista Del Canon	AV	1997	STD	01/03/2019	4	3	91/91	2,077	3,500	\$365.43	\$759,000
				Maximum:	4	3.00	91	2,077	3,500	\$441.64	\$759,000
				Minimum:	3	3.00	19	1,585	2,300	\$365.43	\$693,000
				Average:	3	3.00	51	1,764	2,900	\$410.65	\$717,333
				Median:	3	3.00	43	1,631	2,900	\$424.89	\$700,000

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 03/10/2018
 County Or Parish is 'Orange'
 City is 'Aliso Viejo'
 MLS Area Major is 'AV - Aliso Viejo'
 Subdivision Name is 'Vista De Oro (VSDO)'



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Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:57 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 03/10/2018 County Or Parish is 'Orange' City is 'Aliso Viejo' MLS Area Major is 'AV - Aliso Viejo' Subdivision Name is 'Vista De Oro (VSDO)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18260836	3 Vista Del Canon	3	3	1,834	\$424.75	11/01/2018	64	\$779,000
OC18143525	5 Vista Del Cerro	3	3	1,900	\$434.21	06/16/2018	202	\$825,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18126117	42 Vista Del Valle	3	3	1,631	\$424.89	05/09/2018	08/01/2018	43	\$695,000	\$693,000	99.71
PW18059974	50 Vista Del Valle	3	3	1,585	\$441.64	03/15/2018	05/02/2018	19	\$695,000	\$700,000	100.72
OC18216782	21 Vista Del Canon	4	3	2,077	\$365.43	09/05/2018	01/03/2019	91	\$799,900	\$759,000	94.89

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	1	1
Absorption Rate (Total Sales/Months)	0.17	0.33	0.33
Total # of Comparable Active Listings	1	2	2
Months of Housing Supply (Lst/Ab. Rate)	6.00	6.00	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$700,000	\$693,000	\$759,000
Median Comparable Sales DOM	19	43	91
Median Comparable List Price (Listings Only)	\$825,000	\$812,450	\$802,000
Median Comparable Listings DOM (Listings Only)	202	147	133
Median Sale Price / Median List Price %	100.72%	99.71%	94.89%

*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.