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25 Iron Bark



Aliso Viejo • [Map](#)

Closed • **Townhouse**

List / Sold:

\$589,800 / \$575,000 ↓

22 days on the market • Sold On 09/21/2018

3 beds, 3 baths • 1,361 sqft • 1,361 sqft lot • \$422.48/sqft • Built in 1999

EXCEPTIONAL CANYON VISTA LOCATION, AWESOME PATIO/YARD WITH PAVER TILES AND PLANTERS OPEN TO WIDE GREENBELT, AND UPGRADED THROUGHOUT! Highly sought after location near Canyon View Park with recreation and access to hiking, biking and nature trails. Two story townhouse offering a large living and dining room with custom crown molding, plantation shutters, fireplace and media niche. Large kitchen with sto... [More](#)

ML# OC18191291

27 Red Bud



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$599,000 / \$590,000 ↓

6 days on the market • Sold On 03/29/2018

2 beds, 3 baths • 1,367 sqft • 2,000 sqft lot • \$431.60/sqft • Built in 2000

Simply stunning condo in the prestigious Aliso Viejo community of Vista Heights! This premium, sunset view property has everything you are searching for. As you enter the home you will immediately see the gorgeous hardwood floors throughout the entire downstairs and most of the upstairs. The bedrooms have brand new carpeting, installed this week! The kitchen has been upgraded with quartz counters, s... [More](#)

ML# OC17271682

36 Iron Bark



Aliso Viejo • [Map](#)

Closed • **Townhouse**

List / Sold:

\$600,000 / \$590,000 ↓

18 days on the market • Sold On 06/28/2018

2 beds, 3 baths • 1,361 sqft • 1,000 sqft lot • \$433.50/sqft • Built in 1999

Charming two bedroom plus den (or third bedroom) plus an office area upstairs with an attached 2 car garage and beautiful panoramic views! The kitchen has all new stainless steel appliances with plenty of cabinet space for storage and all of the bedrooms are upstairs. Enjoy dinner out on the quiet patio soaking in the views of Aliso Viejo! This community includes an association pool/spa and gym!... [More](#)

ML# NP18122686

274 Woodcrest Ln



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$599,900 / \$599,900

25 days on the market • Sold On 08/23/2018

3 beds, 3 baths • 1,378 sqft • No lot size data • \$435.34/sqft • Built in 2000

EXCEPTIONAL END UNIT LOCATION WITH DRIVEWAY, SURROUNDED BY LUSH GREENBELTS AND MATURE TREES AND, HIGHLY SOUGHT AFTER CANYON VISTA NEIGHBORHOOD! IMMACULATE THROUGH AND THROUGH! Spacious floor plan offering a large living room with high ceilings and fireplace, large formal dining room, spacious kitchen with upgraded counter tops, bar seating, recessed lighting and plenty of cabinets. Full size inside laun... [More](#)

ML# OC18153952

1 Red Bud



Aliso Viejo • [Map](#)

Closed • **Condominium**

List / Sold:

\$595,000 / \$600,000 ↑

48 days on the market • Sold On 06/15/2018

3 beds, 3 baths • 1,487 sqft • 1,000 sqft lot • \$403.50/sqft • Built in 2000

This immaculate Vista Heights townhome with a desirable corner-lot location is move-in ready. Bamboo wood floors, new plush carpeting and fresh neutral paint throughout complement the bright and open floorplan. Enter into the open and inviting living room, with a cozy fireplace, that seamlessly flows to the dining room. The kitchen is well-appointed with stainless steel appliances, breakfast bar and... [More](#)

ML# OC18072792

©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.

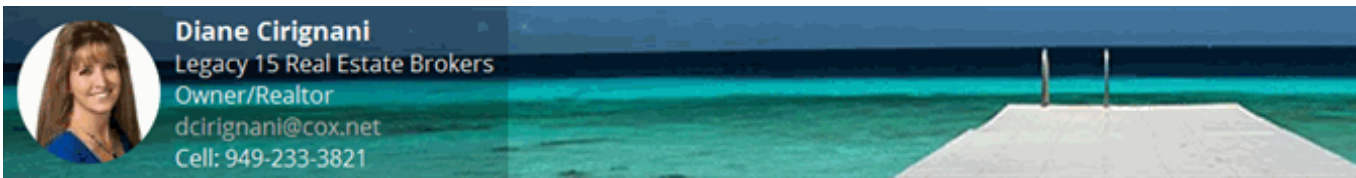
Quick CMA Report

| | | | | | | |
|-----------------------------|------------------------|-------------|--------------|-------------------|-------------------|----------------|
| | Br/Ba | Sqft | LSqft | List Price | Sold Price | \$/Sqft |
| Total Listings: 5 | Maximum: 3/3.00 | 1,487 | 2,000 | \$600,000 | \$600,000 | \$435.34 |
| Total on Market: 0 | Minimum: 2/3.00 | 1,361 | 1,000 | \$589,800 | \$575,000 | \$403.50 |
| Sold/Exp Ratio: 0.00 | Average: 3/3.00 | 1,391 | 1,340 | \$596,740 | \$590,980 | \$425.29 |
| | Median: 3/3.00 | 1,367 | 1,181 | \$599,000 | \$590,000 | \$431.60 |

| Closed | | | | | | | | | | | |
|------------------|-------------|----------------|------------------|-----------------|-------------------|-------------|-------------|-------------|--------------|----------------|--------------|
| Address | City | YrBuilt | Sale Type | COE Date | Br | Bath | CDOM | Sqft | LSqft | \$/Sqft | Price |
| 25 Iron Bark | AV | 1999 | STD | 09/21/2018 | 3 | 3 | 22/22 | 1,361 | 1,361 | \$422.48 | \$575,000 |
| 27 Red Bud | AV | 2000 | STD | 03/29/2018 | 2 | 3 | 6/6 | 1,367 | 2,000 | \$431.60 | \$590,000 |
| 36 Iron Bark | AV | 1999 | STD | 06/28/2018 | 2 | 3 | 18/18 | 1,361 | 1,000 | \$433.50 | \$590,000 |
| 274 Woodcrest LN | AV | 2000 | STD | 08/23/2018 | 3 | 3 | 25/25 | 1,378 | | \$435.34 | \$599,900 |
| 1 Red Bud | AV | 2000 | STD | 06/15/2018 | 3 | 3 | 48/48 | 1,487 | 1,000 | \$403.50 | \$600,000 |
| | | | | | Maximum: 3 | 3.00 | 48 | 1,487 | 2,000 | \$435.34 | \$600,000 |
| | | | | | Minimum: 2 | 3.00 | 6 | 1,361 | 1,000 | \$403.50 | \$575,000 |
| | | | | | Average: 3 | 3.00 | 24 | 1,391 | 1,340 | \$425.29 | \$590,980 |
| | | | | | Median: 3 | 3.00 | 22 | 1,367 | 1,181 | \$431.60 | \$590,000 |

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 Heights (VSHT)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 9:58 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 Heights (VSHT)'

Residential

Closed

| MLS # | Address | BD | BA | SqFt | \$/SqFt | List Date | Sold Date | DOM | List Price | Sold Price | SP%LP |
|------------|--------------------|----|----|-------|----------|------------|------------|-----|------------|------------|--------|
| OC18191291 | 25 Iron Bark | 3 | 3 | 1,361 | \$422.48 | 08/08/2018 | 09/21/2018 | 22 | \$589,800 | \$575,000 | 97.49 |
| OC17271682 | 27 Red Bud | 2 | 3 | 1,367 | \$431.60 | 12/07/2017 | 03/29/2018 | 6 | \$599,000 | \$590,000 | 98.50 |
| NP18122686 | 36 Iron Bark | 2 | 3 | 1,361 | \$433.50 | 05/24/2018 | 06/28/2018 | 18 | \$600,000 | \$590,000 | 98.33 |
| OC18153952 | 274 Woodcrest Lane | 3 | 3 | 1,378 | \$435.34 | 06/28/2018 | 08/23/2018 | 25 | \$599,900 | \$599,900 | 100.00 |
| OC18072792 | 1 Red Bud | 3 | 3 | 1,487 | \$403.50 | 04/05/2018 | 06/15/2018 | 48 | \$595,000 | \$600,000 | 100.84 |

| 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) | 3 | 2 | 0 |
| Absorption Rate (Total Sales/Months) | 0.50 | 0.67 | 0.00 |
| Total # of Comparable Active Listings | 1 | 0 | 0 |
| Months of Housing Supply (Lst/Ab. Rate) | 2.00 | 0.00 | 0.00 |
| Median Sale & List Price DOM | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months |
| Median Comparable Sale Price | \$590,000 | \$587,450 | \$0 |
| Median Comparable Sales DOM | 18 | 24 | 0 |
| Median Comparable List Price (Listings Only) | \$599,900 | \$0 | \$0 |
| Median Comparable Listings DOM (Listings Only) | 25 | 0 | 0 |
| Median Sale Price / Median List Price % | 98.50% | 98.76% | 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.