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**244 Woodcrest Ln**



Aliso Viejo • [Map](#)

**Active • Condominium**

**\$675,000**

**3 days on the market • Listed On 01/01/2019**

**3 beds, 3 baths • 1,328 sqft • 0 sqft lot • \$508.28/sqft • Built in 1997**

VIEW! VIEW! VIEW! Must see in person to fully appreciate the view as the pictures do not do it justice! This immaculate 3 bedroom, 2.5 bath detached home has a low tax rate, no Mello-Roos and low HOA. The floor plan is very well laid out and spacious. This is one of the few units in the community that does not share a driveway and not in a cul-de-sac so it offers more privacy. Upgrades include: ... [More](#)

ML# OC18295185

**224 Woodcrest Ln**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$639,500 / \$623,000** ↓

**58 days on the market • Sold On 07/19/2018**

**2 beds, 3 baths • 1,302 sqft • No lot size data • \$478.49/sqft • Built in 1997**

Contemporary, modern, and gorgeous detached home with panoramic canyon views located in the Vista Terraza community of Aliso Viejo. This detached condominium lives like a Single family home and offers 2 master suites with the option of converting one of the rooms into two bedroom or a room and a home office. This home has been remodeled with quality upgrades which give it a perfect modern feel. The liv... [More](#)

ML# OC18109306

**226 Woodcrest Ln**



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$658,000 / \$653,000** ↓

**10 days on the market • Sold On 07/26/2018**

**3 beds, 3 baths • 1,328 sqft • No lot size data • \$491.72/sqft • Built in 1997**

Great location and gorgeous! Located in the highly desirable Vista Plaza community of Aliso Viejo. This standalone home features 3 bedrooms, 2 1/2 baths, and a 2-car garage. The living room is open and bright, with recessed lighting and cozy fireplace. This home has many upgrades, including a renovated kitchen with granite counter tops, new appliances and single bowl kitchen sink, new air conditioning ... [More](#)

ML# PW18124403

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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>	3	<b>Maximum:</b>	3/3.00	1,328	0	\$675,000	\$653,000	\$508.28
<b>Total on Market:</b>	1	<b>Minimum:</b>	2/3.00	1,302	0	\$639,500	\$623,000	\$478.49
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	3/3.00	1,319	0	\$657,500	\$638,000	\$492.83
		<b>Median:</b>	3/3.00	1,328	0	\$658,000	\$638,000	\$491.72

### Active

<b>Address</b>	<b>City</b>	<b>YrBuilt</b>	<b>Sale Type</b>	<b>List Date</b>	<b>Br</b>	<b>Bath</b>	<b>CDOM</b>	<b>Sqft</b>	<b>LSqft</b>	<b>\$/Sqft</b>	<b>Price</b>
244 Woodcrest LN	AV	1997	STD	01/01/2019	3	3	3/3	1,328	0	\$508.28	\$675,000
				<b>Maximum:</b>	3/	3.00	3	1,328	0	\$508.28	\$675,000
				<b>Minimum:</b>	3	3.00	3	1,328	0	\$508.28	\$675,000
				<b>Average:</b>	3	3.00	3	1,328	0	\$508.28	\$675,000
				<b>Median:</b>	3	3.00	3	1,328	0	\$508.28	\$675,000

### Closed

<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>
224 Woodcrest LN	AV	1997	STD	07/19/2018	2	3	33/58	1,302		\$478.49	\$623,000
226 Woodcrest LN	AV	1997	STD	07/26/2018	3	3	10/10	1,328		\$491.72	\$653,000
				<b>Maximum:</b>	3	3.00	58	1,328		\$491.72	\$653,000
				<b>Minimum:</b>	2	3.00	10	1,302		\$478.49	\$623,000
				<b>Average:</b>	3	3.00	34	1,315		\$485.11	\$638,000
				<b>Median:</b>	3	3.00	34	1,315		\$485.11	\$638,000

### 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 Plaza (VSPL)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19** at **10:02 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 Plaza (VSPL)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18295185	244 Woodcrest Lane	3	3	1,328	\$508.28	01/01/2019	3	\$675,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18109306	224 Woodcrest Lane	2	3	1,302	\$478.49	05/09/2018	07/19/2018	33	\$639,500	\$623,000	97.42
PW18124403	226 Woodcrest Lane	3	3	1,328	\$491.72	05/31/2018	07/26/2018	10	\$658,000	\$653,000	99.24

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	2	0
Absorption Rate (Total Sales/Months)	0.00	0.67	0.00
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$638,000	\$0
Median Comparable Sales DOM	0	22	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$675,000
Median Comparable Listings DOM (Listings Only)	0	0	3
Median Sale Price / Median List Price %	0.00%	98.34%	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.