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100 Woodcrest Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$600,000 / \$600,000

45 days on the market • Sold On 06/06/2018

3 beds, 3 baths • 1,350 sqft • 2,000 sqft lot • \$444.44/sqft • Built in 1997

Highly sought after 3 actual bedrooms, 2 1/2 bath DETACHED home with a 2-car direct access garage. Open floor plan and one of the nicest cul-de-sac locations in the neighborhood. Spacious Living/Family room features a cozy fireplace. The freshly painted gourmet kitchen has newer counter tops, custom backsplash, brand new oven and plenty of counter space.. The Romantic Master Suite features a spacious w... [More](#)

ML# OC18126990

83 Woodcrest Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$646,000 / \$636,000 ↓

20 days on the market • Sold On 03/12/2018

3 beds, 3 baths • 1,432 sqft • 0 sqft lot • \$444.13/sqft • Built in 1997

Excellent Location in Aliso Viejo's Vista Terraza Detached Homes near the Canyon View Park. Sharp open and flowing Castillo floor plan offering three bedrooms plus two and a half baths. High 2-story ceilings in the living room, fireplace and newer bamboo flooring throughout the main level. Kitchen has white cabinetry, eating nook, slider to the patio and stainless refrigerator. Master suite inclu... [More](#)

ML# OC18005263

108 Woodcrest Ln



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$669,000 / \$670,000 ↑

14 days on the market • Sold On 04/27/2018

2 beds, 3 baths • 1,302 sqft • No lot size data • \$514.59/sqft • Built in 1997

Panoramic Saddleback Mountain and city light views provide an extraordinary backdrop for this detached home. Beautifully upgraded throughout, this open floor plan offers dual master suites, ample privacy and captivating views from multiple outdoor areas. Upper level features two master suites, one with view balcony, sizable walk-in closet, and large master bath. The second master suite offers a large, ... [More](#)

ML# OC18048863

Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 3	Maximum: 3/3.00	1,432	2,000	\$669,000	\$670,000	\$514.59
Total on Market: 0	Minimum: 2/3.00	1,302	0	\$600,000	\$600,000	\$444.13
Sold/Exp Ratio: 0.00	Average: 3/3.00	1,361	1,000	\$638,333	\$635,333	\$467.72
	Median: 3/3.00	1,350	1,000	\$646,000	\$636,000	\$444.44

Closed											
Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
100 Woodcrest LN	AV	1997	STD	06/06/2018	3	3	8/45	1,350	2,000	\$444.44	\$600,000
83 Woodcrest LN	AV	1997	STD	03/12/2018	3	3	20/20	1,432	0	\$444.13	\$636,000
108 Woodcrest LN	AV	1997	STD	04/27/2018	2	3	14/14	1,302		\$514.59	\$670,000
					Maximum: 3	3.00	45	1,432	2,000	\$514.59	\$670,000
					Minimum: 2	3.00	14	1,302	0	\$444.13	\$600,000
					Average: 3	3.00	26	1,361	1,000	\$467.72	\$635,333
					Median: 3	3.00	20	1,350	1,000	\$444.44	\$636,000

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 Terraza (VSTR)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19** at **10:05 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 Terraza (VSTR)'

Residential

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18126990	100 Woodcrest Lane	3	3	1,350	\$444.44	05/21/2018	06/06/2018	8	\$600,000	\$600,000	100.00
OC18005263	83 Woodcrest Lane	3	3	1,432	\$444.13	01/09/2018	03/12/2018	20	\$646,000	\$636,000	98.45
OC18048863	108 Woodcrest Lane	2	3	1,302	\$514.59	03/07/2018	04/27/2018	14	\$669,000	\$670,000	100.15

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	0	0
Absorption Rate (Total Sales/Months)	0.50	0.00	0.00
Total # of Comparable Active Listings	0	0	0
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	\$636,000	\$0	\$0
Median Comparable Sales DOM	14	0	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	98.45%	0.00%	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.