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### 20 Kalmia Pl



### Active Under Contract • Condominium

**\$469,000** ↓

126 days on the market • Listed On 08/31/2018

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$441.20/sqft • Built in 1995

Beautiful end unit with no one above or below! Come see this light, bright, and airy floor plan in the gated Windflower Community. This turnkey home offers a large living and dining room with vaulted ceilings and designer accented fireplace. Windows everywhere allow for an abundance of natural light throughout. Lovely kitchen with lots of cabinet space and high ceilings. Upgraded laminate wood flooring... [More](#)

Aliso Viejo • [Map](#)

ML# OC18214563

### 39 Wisteria Pl



### Closed • Townhouse

List / Sold:

**\$449,000 / \$449,000**

76 days on the market • Sold On 10/05/2018

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$422.39/sqft • Built in 1990

Gated community of "Windflower". Carriage style Town Home, End Unit This home has a nice sized living room with cozy fireplace, carpet throughout, vaulted ceilings, Small Loft is perfect for your "at home office". Kitchen features stainless steal appliances, high ceilings, recessed lighting and tile flooring. Adjacent is spacious dining room featuring mirrored wall and sliding glass doors to your own ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18161048

### 59 Wisteria Pl



### Closed • Condominium

List / Sold:

**\$475,000 / \$485,000** ↑

47 days on the market • Sold On 08/17/2018

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$456.26/sqft • Built in 1992

Welcome home to this nicely-appointed corner carriage unit! New distressed wood laminate flooring, new kitchen remodel with gorgeous grey and white counter-tops, white cabinets, stainless steel farm sink, recessed lights and appliances. Plenty of natural light in this location makes the corner unit airy and bright. Spacious corner patio is your own private oasis, perfect for grilling, and dining Al ... [More](#)

Aliso Viejo • [Map](#)

ML# LG18151089

### 16 Fuchsia



### Closed • Condominium

List / Sold:

**\$499,999 / \$499,999**

41 days on the market • Sold On 10/11/2018

2 beds, 2 baths • 1,140 sqft • 3,520 sqft lot • \$438.60/sqft • Built in 1990

BACK ON THE MARKET AND IMPROVED PRICE! This beautifully upgraded condo is a ground level entry unit and features upgraded flooring, a tastefully updated kitchen with wine bar including granite counter tops, upgraded cabinetry and stainless steel appliances, high vaulted ceilings with a spacious family room area as well as a large upstairs loft off the master bedroom. Brand new master bedroom glass slid... [More](#)

Aliso Viejo • [Map](#)

ML# OC18169025

### 52 Tamarac Pl



### Closed • Condominium

List / Sold:

**\$499,900 / \$507,000** ↑

2 days on the market • Sold On 08/20/2018

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$476.95/sqft • Built in 1990

Spacious and gorgeously upgraded home in the gated Windflower Community. One of only a few Carriage end-units offering excellent privacy and high ceilings. The home is truly turn key! To start, the kitchen has been completely remodeled from top to bottom. All new soft close shaker cabinetry, custom granite counter tops, stainless steel appliances including fridge, LED under-cab/over-cab lights, and sub... [More](#)

Aliso Viejo • [Map](#)

ML# OC18178422

### 8 Trillium Pl



Aliso Viejo • [Map](#)

**Closed • Townhouse**

List / Sold:

**\$560,000 / \$538,000** ↓

**88 days on the market • Sold On 12/14/2018**

**3 beds, 3 baths • 1,367 sqft • 3,520 sqft lot • \$393.56/sqft • Built in 1995**

End unit Townhouse in the beautiful gated community of Windflower. Features living room with vaulted ceilings, light and bright spacious remodelled kitchen with newer stainless steel appliances with the open floor plan, newer baseboards throughout. 3 Bed 3 Full bath. 2 bed 2 bath upper unit and 1 bed 1 bath in downstairs. Walk to Aliso Viejo Town Center with shops, restaurants and movie theatre. Close ... [More](#)

ML# **OC18210901**

### 43 Wisteria Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$599,000 / \$592,000** ↓

**9 days on the market • Sold On 08/17/2018**

**3 beds, 3 baths • 1,367 sqft • 3,520 sqft lot • \$433.07/sqft • Built in 1991**

Just the home you've been searching for! This light and bright end unit, 3 bedroom, 3 bath home is ready for you. This popular, open floorplan offers a rare downstairs bedroom and full bath, direct access 2 car garage, luxurious vaulted ceilings, brand new wine/beverage fridge, brand new flooring as well as a master ensuite with soaking tub. Conveniently located within walking distance across from A... [More](#)

ML# **OC18163714**

### 27 Camomile Pl



Aliso Viejo • [Map](#)

**Closed • Condominium**

List / Sold:

**\$621,000 / \$610,000** ↓

**45 days on the market • Sold On 08/09/2018**

**3 beds, 3 baths • 1,367 sqft • 3,520 sqft lot • \$446.23/sqft • Built in 1990**

Welcome to Windflower! Great location on this REMODELED end unit. Many terrific features including high ceilings and windows that make this light and bright with an open airy feel! The kitchen has been remodeled with granite and new cabinets, lots of counter and storage space. All bathrooms have been remodeled and upgraded. Very functional floor plan with a DOWNSTAIRS BEDROOM and Bath, could function a... [More](#)

ML# **OC18121530**

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	8	<b>Maximum:</b>	3/3.00	1,367	3,520	\$621,000	\$610,000	\$476.95
<b>Total on Market:</b>	0	<b>Minimum:</b>	2/2.00	1,063	3,520	\$449,000	\$449,000	\$393.56
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	2/2.38	1,187	3,520	\$521,612	\$525,857	\$438.53
		<b>Median:</b>	2/2.00	1,102	3,520	\$499,950	\$507,000	\$439.90

### Active Under Contract

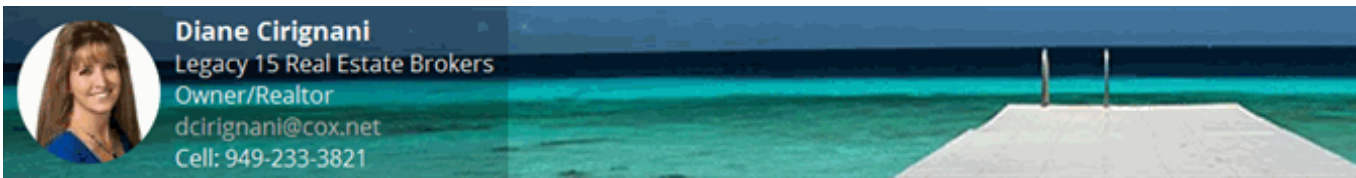
Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
20 Kalmia PL	AV	1995	STD	10/31/2018	2	2	126/126	1,063	3,520	\$441.20	\$469,000
				<b>Maximum:</b>	2/	2.00	126	1,063	3,520	\$441.20	\$469,000
				<b>Minimum:</b>	2	2.00	126	1,063	3,520	\$441.20	\$469,000
				<b>Average:</b>	2	2.00	126	1,063	3,520	\$441.20	\$469,000
				<b>Median:</b>	2	2.00	126	1,063	3,520	\$441.20	\$469,000

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
39 Wisteria PL	AV	1990	STD	10/05/2018	2	2	62/76	1,063	3,520	\$422.39	\$449,000
59 Wisteria PL	AV	1992	STD	08/17/2018	2	2	47/47	1,063	3,520	\$456.26	\$485,000
16 Fuchsia	AV	1990	STD	10/11/2018	2	2	41/41	1,140	3,520	\$438.60	\$499,999
52 Tamarac PL	AV	1990	STD	08/20/2018	2	2	2/2	1,063	3,520	\$476.95	\$507,000
8 Trillium PL	AV	1995	STD	12/14/2018	3	3	88/88	1,367	3,520	\$393.56	\$538,000
43 Wisteria PL	AV	1991	STD	08/17/2018	3	3	9/9	1,367	3,520	\$433.07	\$592,000
27 Camomile PL	AV	1990	STD	08/09/2018	3	3	45/45	1,367	3,520	\$446.23	\$610,000
				<b>Maximum:</b>	3	3.00	88	1,367	3,520	\$476.95	\$610,000
				<b>Minimum:</b>	2	2.00	2	1,063	3,520	\$393.56	\$449,000
				<b>Average:</b>	2	2.43	44	1,204	3,520	\$438.15	\$525,857
				<b>Median:</b>	2	2.00	45	1,140	3,520	\$438.60	\$507,000

### 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 'Windflower (WFL)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: *Diane Cirignani*

Listings as of **01/04/19 at 10:07 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 'Windflower (WFL)'

### Residential

#### Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18214563	20 Kalmia Place	2	2	1,063	\$441.20	08/31/2018	126	\$469,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18161048	39 Wisteria Place	2	2	1,063	\$422.39	07/05/2018	10/05/2018	62	\$449,000	\$449,000	100.00
LG18151089	59 Wisteria Place	2	2	1,063	\$456.26	06/23/2018	08/17/2018	47	\$475,000	\$485,000	102.11
OC18169025	16 Fuchsia	2	2	1,140	\$438.60	07/13/2018	10/11/2018	41	\$499,999	\$499,999	100.00
OC18178422	52 Tamarac Place	2	2	1,063	\$476.95	07/26/2018	08/20/2018	2	\$499,900	\$507,000	101.42
OC18210901	8 Trillium Place	3	3	1,367	\$393.56	08/29/2018	12/14/2018	88	\$560,000	\$538,000	96.07
OC18163714	43 Wisteria Place	3	3	1,367	\$433.07	07/09/2018	08/17/2018	9	\$599,000	\$592,000	98.83
OC18121530	27 Camomile Place	3	3	1,367	\$446.23	05/24/2018	08/09/2018	45	\$621,000	\$610,000	98.23

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	2	2	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.50	1.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$549,500	\$499,999
Median Comparable Sales DOM	0	27	62
Median Comparable List Price (Listings Only)	\$548,000	\$514,500	\$469,000
Median Comparable Listings DOM (Listings Only)	46	107	126
Median Sale Price / Median List Price %	0.00%	100.01%	100.00%

*\*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.*