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55 Conch Reef



Active • Condominium

\$500,000

15 days on the market • Listed On 12/20/2018

2 beds, 2 baths • 1,024 sqft • 2,618 sqft lot • \$488.28/sqft • Built in 1989

Darling light-bright SINGLE LEVEL, END UNIT home in the popular, quaint community of Windwards. This home offers a spacious, 2 bedrooms, 2 recently upgraded bathrooms, stainless appliances, on a single level plus oversized attached garage with lots of room for 2 cars and storage. This is one of a few units in the community that offers a nice sized driveway and ample parking. If you are seeking calm, pe... [More](#)

Aliso Viejo • [Map](#)

ML# OC18294601

69 Conch Reef



Active • Townhouse

\$590,000

58 days on the market • Listed On 11/07/2018

2 beds, 3 baths • 1,458 sqft • 2,618 sqft lot • \$404.66/sqft • Built in 1991

Vaulted ceilings and an open concept greet you in this recently remodeled two bedroom/two and a half bath end-unit townhome. High-end stainless-steel appliances, new gas range, marble subway tiles, quartz countertops, soft-close doors and drawers highlight the white and bright kitchen while pendant lighting and grass-cloth Roman shades complement the stylish décor. Two master suites boast vaulted ceili... [More](#)

Aliso Viejo • [Map](#)

ML# OC18268512

83 Tortuga Cay



Active • Condominium

\$625,000 ↓

147 days on the market • Listed On 08/10/2018

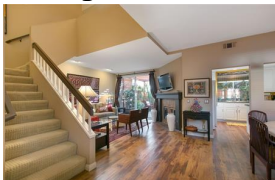
3 beds, 3 baths • 1,568 sqft • 2,618 sqft lot • \$398.60/sqft • Built in 1992

LOCATION! LOCATION! LOCATION! JUST REDUCED, \$20K LESS THAN LAST ONE SOLD. In the heart of Aliso Viejo in South Orange County, this immaculate move in ready two story townhouse with 3 bedrooms/3 baths, a bedroom and a bath on the main level, custom painting throughout makes it feel like a single family home. Living room with vaulted ceilings and plenty of natural light offers gorgeous upgraded gas firep... [More](#)

Aliso Viejo • [Map](#)

ML# OC18194181

20 Lighthouse Point



Active • Condominium

\$629,000

5 days on the market • Listed On 12/26/2018

3 beds, 3 baths • 1,728 sqft • 2,618 sqft lot • \$364.00/sqft • Built in 1989

LOWEST PRICE per SQ/FT Candelero model in WINDWARDS. Amazing two-story townhouse move in ready, light, bright, and in the desirable Windwards community! This up-graded and remodeled home with 3 bedrooms (one on the main floor, currently used as a office with full bath across the hallway) plus multi-purpose loft, features newer appliances, flooring and designer influences throughout, as well as a firepl... [More](#)

Aliso Viejo • [Map](#)

ML# OC18295921

88 Tortuga Cay



Active Under Contract • Townhouse

\$575,000 ↓

92 days on the market • Listed On 10/04/2018

2 beds, 3 baths • 1,458 sqft • 2,618 sqft lot • \$394.38/sqft • Built in 1990

Located in the beautiful Windwards Community, this lovely Townhome offers 2 Bedrooms, 2.5 Baths, Vaulted ceiling and open Floor Plan. Kitchen is very spacious with breakfast bar, ample counter space and separate eating area. Living room is light & bright and embellished with an upgraded cozy fireplace. Enjoy the convenience of a separate laundry room with cabinets and powder room has been nicely upgr... [More](#)

Aliso Viejo • [Map](#)

ML# OC18238476

41 Tortuga Cay



Aliso Viejo • [Map](#)

Active Under Contract • Townhouse

\$685,000 ↓

98 days on the market • Listed On 11/13/2018

3 beds, 3 baths • 1,860 sqft • 2,618 sqft lot • \$368.28/sqft • Built in 1993

AWESOME FLOOR PLAN, PRIME END UNIT LOCATION WITH FULL DRIVEWAY AND UPGRADES THROUGHOUT! 10+ curb appeal and tastefully landscaped planters surrounding the walkway, inviting foyer leading to large living room with high ceilings, plenty of windows and designer accented fireplace, formal dining room and separate family room. Spectacular kitchen with stone accented counter tops with designer back splash, b... [More](#)

ML# OC18272220

29 Lighthouse Pl



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$659,950 / \$650,000 ↓

40 days on the market • Sold On 11/07/2018

3 beds, 3 baths • 1,850 sqft • 2,618 sqft lot • \$351.35/sqft • Built in 1991

Fantastic Price Improvement! Welcome home to "Windwards" in beautiful Aliso Viejo! This Move In ready, spacious and highly upgraded home boasts 3 bedrooms plus 2.5 bathrooms! The Main Floor features New Paint and Flooring throughout! Living Room with cozy gas Fireplace and Volume Ceilings with tons of natural light! Formal Dining Room! Remodeled Kitchen with Gorgeous Cabinets, Granite, Fixtures, W... [More](#)

ML# OC18222788

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Quick CMA Report

	Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings: 7	Maximum: 3/3.00	1,860	2,618	\$685,000	\$650,000	\$488.28
Total on Market: 4	Minimum: 2/2.00	1,024	2,618	\$500,000	\$650,000	\$351.35
Sold/Exp Ratio: 0.00	Average: 3/2.86	1,564	2,618	\$609,136	\$650,000	\$395.65
	Median: 3/3.00	1,568	2,618	\$625,000	\$650,000	\$394.38

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
55 Conch Reef	AV	1989	STD	12/20/2018	2	2	15/15	1,024	2,618	\$488.28	\$500,000
69 Conch Reef	AV	1991	STD	11/07/2018	2	3	58/58	1,458	2,618	\$404.66	\$590,000
83 Tortuga Cay	AV	1992	STD	08/10/2018	3	3	147/147	1,568	2,618	\$398.60	\$625,000
20 Lighthouse Point	AV	1989	STD	12/26/2018	3	3	5/5	1,728	2,618	\$364.00	\$629,000
				Maximum:	3/	3.00	147	1,728	2,618	\$488.28	\$629,000
				Minimum:	2	2.00	5	1,024	2,618	\$364.00	\$500,000
				Average:	3	2.75	56	1,445	2,618	\$413.89	\$586,000
				Median:	3	3.00	37	1,513	2,618	\$401.63	\$607,500

Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
88 Tortuga Cay	AV	1990	STD	12/12/2018	2	3	92/92	1,458	2,618	\$394.38	\$575,000
41 Tortuga Cay	AV	1993	STD	12/09/2018	3	3	52/98	1,860	2,618	\$368.28	\$685,000
				Maximum:	3/	3.00	98	1,860	2,618	\$394.38	\$685,000
				Minimum:	2	3.00	92	1,458	2,618	\$368.28	\$575,000
				Average:	3	3.00	95	1,659	2,618	\$381.33	\$630,000
				Median:	3	3.00	95	1,659	2,618	\$381.33	\$630,000

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
29 Lighthouse PL	AV	1991	STD	11/07/2018	3	3	40/40	1,850	2,618	\$351.35	\$650,000
				Maximum:	3	3.00	40	1,850	2,618	\$351.35	\$650,000
				Minimum:	3	3.00	40	1,850	2,618	\$351.35	\$650,000
				Average:	3	3.00	40	1,850	2,618	\$351.35	\$650,000
				Median:	3	3.00	40	1,850	2,618	\$351.35	\$650,000

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 'Windwards (WDW)'



Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19 at 10:09 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 'Windwards (WDW)'

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18294601	55 Conch Reef	2	2	1,024	\$488.28	12/20/2018	15	\$500,000
OC18268512	69 Conch Reef	2	3	1,458	\$404.66	11/07/2018	58	\$590,000
OC18194181	83 Tortuga Cay	3	3	1,568	\$398.60	08/10/2018	147	\$625,000
OC18295921	20 Lighthouse	3	3	1,728	\$364.00	12/26/2018	5	\$629,000

Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18238476	88 Tortuga Cay	2	3	1,458	\$394.38	10/04/2018	92	\$575,000
OC18272220	41 Tortuga Cay	3	3	1,860	\$368.28	11/13/2018	52	\$685,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18222788	29 Lighthouse Place	3	3	1,850	\$351.35	08/30/2018	11/07/2018	40	\$659,950	\$650,000	98.49

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	0	1
Absorption Rate (Total Sales/Months)	0.00	0.00	0.33
Total # of Comparable Active Listings	0	2	6
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	18.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$650,000
Median Comparable Sales DOM	0	0	40
Median Comparable List Price (Listings Only)	\$0	\$642,475	\$607,500
Median Comparable Listings DOM (Listings Only)	0	94	55
Median Sale Price / Median List Price %	0.00%	0.00%	98.49%

*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.