



**Diane Cirignani**  
 Legacy 15 Real Estate Brokers  
 Owner/Realtor  
 dcirignani@cox.net  
 Cell: 949-233-3821



### 9 Surfbird Ln



#### Active • Single Family Residence

**\$819,900**

222 days on the market • Listed On 10/11/2018

4 beds, 3 baths • 1,752 sqft • 3,250 sqft lot • \$467.98/sqft • Built in 1994

UPGRADED with PANORAMIC VIEWS! Set on a high, quiet end of a cul-de-sac street is this Laguna Audubon gem! Offering 3 bedrooms plus large builder option loft which can be easily converted to a 4th bedroom! Gorgeous curb appeal and entertaining yard offering \$30k in stacked stone walls, paint & landscape! Bright open floorplan has high ceilings, travertine living/dining room floors, custom paint, high b... [More](#)

Aliso Viejo • [Map](#)

ML# OC18247431

### 33 Surfbird Ln



#### Active • Single Family Residence

**\$875,000**

143 days on the market • Listed On 09/16/2018

4 beds, 3 baths • 2,145 sqft • 4,592 sqft lot • \$407.93/sqft • Built in 1994

This Beautiful Executive 4 Bedroom, 2.5 Bathroom Turnkey Single Family, Meticulously Kept Home Offers an Contemporary Open Floor Plan With Cathedral Ceiling In The Living Room and Dining room. Bamboo Flooring Throughout Downstairs, Remodeled Kitchen With Granite Counter Tops. Kitchen Opens To Spacious Family Room With A Cozy Fireplace. Main Floor Also Offers A Study Room/office, Powder Room, And Full S... [More](#)

Aliso Viejo • [Map](#)

ML# OC18226243

### 12 Peacock Ct



#### Active • Single Family Residence

**\$899,888**

182 days on the market • Listed On 11/01/2018

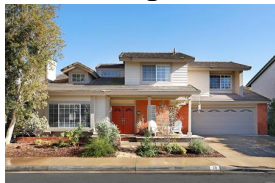
4 beds, 3 baths • 2,000 sqft • 6,174 sqft lot • \$449.94/sqft • Built in 1994

LUXURY HOME IN PRESTIGIOUS LAGUNA AUDUBON! Imagine coming home to a beautiful home on a private street & still be in one of the most desirable neighborhoods in South OC? This is your dream home, minutes to Laguna Beach! Walk into gorgeous vaulted ceilings that welcome you into your luxurious living room. Plantation shutters, wainscoting, crown molding & wood baseboards throughout give this home an extr... [More](#)

Aliso Viejo • [Map](#)

ML# NP18263722

### 18 Songbird Ln



#### Active Under Contract • Single Family Residence

**\$749,000**

28 days on the market • Listed On 12/07/2018

3 beds, 3 baths • 1,500 sqft • 3,000 sqft lot • \$499.33/sqft • Built in 1989

Don't miss this opportunity! This beautiful single family detached home is situated on a quiet tree lined street. Beautiful upgrades throughout. Vaulted ceilings, Fresh neutral color paint and laminate flooring throughout. The kitchen boasts exquisite granite counters, stainless steel appliances and opens up to a spacious family room. Entertainers delight of a backyard with a spacious entertaining are... [More](#)

Aliso Viejo • [Map](#)

ML# LG18287644

### 2 Blue Jay Dr



#### Active Under Contract • Single Family Residence

**\$1,040,000**

120 days on the market • Listed On 12/13/2018

4 beds, 3 baths • 2,240 sqft • 12,325 sqft lot • \$464.29/sqft • Built in 1993

Mature palm trees frame the striking approach of this gorgeous & highly upgraded Aliso Viejo home located on a nearly 1/3-acre dual cul-de-sac lot with lush, resort style grounds. Perfectly positioned to take in breathtaking mountain & peek city light views from the front of the property, the home's fabulous, functional floor plan & picturesque backyard makes entertaining an absolute must. An abundance... [More](#)

Aliso Viejo • [Map](#)

ML# PW18291167

### 10 White Pelican Ln



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$797,000 / \$650,000** ↓

6 days on the market • Sold On 11/08/2018

4 beds, 3 baths • 1,546 sqft • 4,200 sqft lot • \$420.44/sqft • Built in 1989

Close to toll roads (73) highways (133, 405, 5), shopping, theaters and restaurants. AWARD WINNING LAGUNA BEACH SCHOOL DISTRICT!... [More](#)

ML# OC18216803

### 4 Songbird Ln



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$699,000 / \$675,000** ↓

54 days on the market • Sold On 11/21/2018

3 beds, 2 baths • 1,268 sqft • 3,000 sqft lot • \$532.33/sqft • Built in 1989

This 3 bedroom, 2 bath gem in the highly desirable Laguna Beach School District is found in the Laguna Audubon Community, where the natural allure of historic Laguna Canyon meets the upscale convenience of Aliso Viejo. The generous backyard that is ready for personalization reflects the region's expansive scale, and a glance inside the home reveals newly installed waterproof flooring (perfect for a hom... [More](#)

ML# OC18212861

### 26 Nutcracker Ln



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$699,900 / \$695,000** ↓

63 days on the market • Sold On 01/04/2019

3 beds, 3 baths • 1,636 sqft • 3,150 sqft lot • \$424.82/sqft • Built in 1989

Rarely does a home in such a tranquil setting become available! Tucked away at the end of a quiet cul de sac with views of the hills and wildlife behind you! Upon entering, you will be mesmerized by the soaring ceilings and abundance of natural light. The "great room" downstairs features the perfect gathering space for family and friends. The open access to the updated kitchen and breakfast room pr... [More](#)

ML# OC18236467

### 87 Prairie Falcon



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$799,250 / \$790,000** ↓

50 days on the market • Sold On 12/19/2018

4 beds, 3 baths • 1,850 sqft • 6,000 sqft lot • \$427.03/sqft • Built in 1991

This is the Laguna Audubon home you have been waiting for! Located in the Seacoast Terraces neighborhood, this FOUR bedroom home sits on an approximate 6,000 s/f lot at the very end of a cul-de-sac with no homes directly behind! The entire interior (and the garage) has been freshly painted with gorgeous designer paint. A very light & bright interior with an abundance of windows. The kitchen has LED lig... [More](#)

ML# OC18239255

### 10 Osprey Ave



Aliso Viejo • [Map](#)

#### Closed • Single Family Residence

List / Sold:

**\$835,000 / \$802,500** ↓

48 days on the market • Sold On 12/27/2018

4 beds, 3 baths • 1,752 sqft • 4,200 sqft lot • \$458.05/sqft • Built in 1994

Nestled in the highly sought after Westridge Audubon community lies this panoramic view home on a quiet hillside in Aliso Viejo. Newly painted and upgraded with laminate wood floors, this home will not disappoint with a well-designed floor plan with 4 well-illuminated bedrooms and 2.5 bathrooms. Downstairs features a living room and dining room flowing seamlessly into the kitchen area which showcases... [More](#)

ML# OC18244599

### 16 Starling Ln



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:

**\$815,000 / \$810,000** ↓

42 days on the market • Sold On 08/31/2018

4 beds, 3 baths • 1,546 sqft • 3,480 sqft lot • \$523.93/sqft • Built in 1989

LOWEST PRICE FOR 4 BEDROOM HOME IN THE LAGUNA BEACH UNIFIED SCHOOL DISTRICT...This sun-filled artist's retreat is located on the coveted Starling Lane, a cul-de-sac in the serene Laguna Audubon neighborhood. Treasured for its rare access to the Laguna Beach Unified School District and surrounding nature, this unique location off Laguna Canyon boasts an approximate 4.5 mile drive to Main Beach in Lagun... [More](#)

ML# LG18137671

### 22 Blackbird Ln



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:

**\$819,900 / \$810,000** ↓

97 days on the market • Sold On 09/14/2018

4 beds, 3 baths • 2,011 sqft • 4,250 sqft lot • \$402.78/sqft • Built in 1994

HIGHLY SOUGHT AFTER LOCATION ON ONE OF THE BEST AND WIDEST CUL-DE-SAC STREETS IN LAGUNA AUDUBON, AWESOME YARD WITH PRIVACY AND 10+ CURB APPEAL WITH 3 CAR GARAGE! Large front set back and tasteful hardscaping/landscaping with stone accented walkway leading to the impressive entry with double doors. Large living and dining room with high ceilings and lots of windows to bring in plenty on natural light, s... [More](#)

ML# OC18112905

### 65 Hummingbird Ln



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:

**\$835,000 / \$845,000** ↑

48 days on the market • Sold On 10/01/2018

3 beds, 3 baths • 1,686 sqft • 7,100 sqft lot • \$501.19/sqft • Built in 1989

This newly and beautifully remodeled home is situated on a premium, double lot near the end of a cul-de-sac in the sought after Laguna Beach School District community of Laguna Audubon. The open floor plan is accentuated by dramatic vaulted ceilings, gorgeous engineered wood maple floors, a cozy fireplace that serves as a focal point of the living room, and stunning, top of the line finishes throughout... [More](#)

ML# LG18184265

### 9 Dunlin Ln



Aliso Viejo • [Map](#)

**Closed** • [Single Family Residence](#)

List / Sold:

**\$950,000 / \$925,000** ↓

20 days on the market • Sold On 08/19/2018

4 beds, 3 baths • 2,004 sqft • 4,565 sqft lot • \$461.58/sqft • Built in 1994

LOCATION, LOCATION, LOCATION!! Come quick to this beautifully upgraded view home tucked away on a prime cul de sac street in the highly sought after Laguna Audubon Skyline Community of Aliso Viejo! This wonderful home features a spacious four bedroom/two and a half bath floor plan and a newly upgraded gourmet kitchen with central island and granite countertops as well as top of the line cabinetry and a... [More](#)

ML# OC18148843

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	14	<b>Maximum:</b>	4/3.00	2,240	12,325	\$1,040,000	\$925,000	\$532.33
<b>Total on Market:</b>	3	<b>Minimum:</b>	3/2.00	1,268	3,000	\$699,000	\$650,000	\$402.78
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/2.93	1,781	4,949	\$830,988	\$778,056	\$460.12
		<b>Median:</b>	4/3.00	1,752	4,225	\$819,900	\$802,500	\$459.81

### Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
9 Surfbird LN	AV	1994	STD	10/11/2018	4	3	85/222	1,752	3,250	\$467.98	\$819,900
33 Surfbird LN	AV	1994	STD	09/16/2018	4	3	110/143	2,145	4,592	\$407.93	\$875,000
12 Peacock CT	AV	1994	STD	11/01/2018	4	3	64/182	2,000	6,174	\$449.94	\$899,888
				<b>Maximum:</b>	4/	3.00	222	2,145	6,174	\$467.98	\$899,888
				<b>Minimum:</b>	4	3.00	143	1,752	3,250	\$407.93	\$819,900
				<b>Average:</b>	4	3.00	182	1,966	4,672	\$441.95	\$864,929
				<b>Median:</b>	4	3.00	182	2,000	4,592	\$449.94	\$875,000

### Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
18 Songbird LN	AV	1989	STD	12/17/2018	3	3	28/28	1,500	3,000	\$499.33	\$749,000
2 Blue Jay DR	AV	1993	STD	12/29/2018	4	3	22/120	2,240	12,325	\$464.29	\$1,040,000
				<b>Maximum:</b>	4/	3.00	120	2,240	12,325	\$499.33	\$1,040,000
				<b>Minimum:</b>	3	3.00	28	1,500	3,000	\$464.29	\$749,000
				<b>Average:</b>	4	3.00	74	1,870	7,663	\$481.81	\$894,500
				<b>Median:</b>	4	3.00	74	1,870	7,663	\$481.81	\$894,500

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
10 White Pelican LN	AV	1989	NOD	11/08/2018	4	3	6/6	1,546	4,200	\$420.44	\$650,000
4 Songbird LN	AV	1989	STD	11/21/2018	3	2	54/54	1,268	3,000	\$532.33	\$675,000
26 Nutcracker LN	AV	1989	STD	01/04/2019	3	3	63/63	1,636	3,150	\$424.82	\$695,000
87 Prairie Falcon	AV	1991	STD	12/19/2018	4	3	50/50	1,850	6,000	\$427.03	\$790,000
10 Osprey AV	AV	1994	STD	12/27/2018	4	3	48/48	1,752	4,200	\$458.05	\$802,500
16 Starling LN	AV	1989	STD	08/31/2018	4	3	42/42	1,546	3,480	\$523.93	\$810,000
22 Blackbird LN	AV	1994	STD	09/14/2018	4	3	97/97	2,011	4,250	\$402.78	\$810,000
65 Hummingbird LN	AV	1989	STD	10/01/2018	3	3	48/48	1,686	7,100	\$501.19	\$845,000
9 Dunlin LN	AV	1994	STD	08/19/2018	4	3	20/20	2,004	4,565	\$461.58	\$925,000
				<b>Maximum:</b>	4	3.00	97	2,011	7,100	\$532.33	\$925,000
				<b>Minimum:</b>	3	2.00	6	1,268	3,000	\$402.78	\$650,000
				<b>Average:</b>	4	2.89	48	1,700	4,438	\$461.35	\$778,056
				<b>Median:</b>	4	3.00	48	1,686	4,200	\$458.05	\$802,500

**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 'Hillcrest - Audubon (AHL)', 'Laguna  
Vista - Audubon (ALV)', 'Seacoast Terraces - Audubon (AST)',  
'Seacrest Heights - Audubon (ASH)', 'Seawind Ridge -  
Audubon (ASR)', 'Skyline - Audubon (ASL)', 'Westridge -  
Audubon (AWT)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of 01/04/19 at 10:11 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 'Hillcrest - Audubon (AHL)', 'Laguna Vista - Audubon (ALV)', 'Seacoast Terraces - Audubon (AST)', 'Seacrest Heights - Audubon (ASH)', 'Seawind Ridge - Audubon (ASR)', 'Skyline - Audubon (ASL)', 'Westridge - Audubon (AWT)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18247431	9 Surfbird Lane	4	3	1,752	\$467.98	10/11/2018	85	\$819,900
OC18226243	33 Surfbird Lane	4	3	2,145	\$407.93	09/16/2018	110	\$875,000
NP18263722	12 Peacock Court	4	3	2,000	\$449.94	11/01/2018	64	\$899,888

#### Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
LG18287644	18 Songbird Lane	3	3	1,500	\$499.33	12/07/2018	28	\$749,000
PW18291167	2 Blue Jay Drive	4	3	2,240	\$464.29	12/13/2018	22	\$1,040,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18216803	10 White Pelican Lane	4	3	1,546	\$420.44	09/05/2018	11/08/2018	6	\$797,000	\$650,000	81.56
OC18212861	4 Songbird Lane	3	2	1,268	\$532.33	08/20/2018	11/21/2018	54	\$699,000	\$675,000	96.57
OC18236467	26 Nutcracker Lane	3	3	1,636	\$424.82	09/28/2018	01/04/2019	63	\$699,900	\$695,000	99.30
OC18239255	87 Prairie Falcon	4	3	1,850	\$427.03	10/01/2018	12/19/2018	50	\$799,250	\$790,000	98.84
OC18244599	10 Osprey Avenue	4	3	1,752	\$458.05	09/24/2018	12/27/2018	48	\$835,000	\$802,500	96.11
LG18137671	16 Starling Lane	4	3	1,546	\$523.93	06/09/2018	08/31/2018	42	\$815,000	\$810,000	99.39
OC18112905	22 Blackbird Lane	4	3	2,011	\$402.78	05/15/2018	09/14/2018	97	\$819,900	\$810,000	98.79
LG18184265	65 Hummingbird Lane	3	3	1,686	\$501.19	07/13/2018	10/01/2018	48	\$835,000	\$845,000	101.20
OC18148843	9 Dunlin Lane	4	3	2,004	\$461.58	06/22/2018	08/19/2018	20	\$950,000	\$925,000	97.37

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	5
Absorption Rate (Total Sales/Months)	0.00	1.33	1.67
Total # of Comparable Active Listings	3	5	5
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.75	3.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$827,500	\$695,000
Median Comparable Sales DOM	0	45	50
Median Comparable List Price (Listings Only)	\$819,900	\$799,250	\$875,000
Median Comparable Listings DOM (Listings Only)	42	54	64
Median Sale Price / Median List Price %	0.00%	100.01%	87.20%

\*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.