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### 11 Timberbluff



**Active** • Single Family Residence

**\$779,900** ↓

79 days on the market • Listed On 10/17/2018

3 beds, 3 baths • 1,470 sqft • 5,750 sqft lot • \$530.54/sqft • Built in 1993

Welcome home to this beautiful two story estate located in the hills of Aliso Viejo! Enjoy this three bedroom, three bath home with an open flowing floor plan and spectacular yard! As you enter, the living room is warm and welcoming with a beautiful full sized marble wall fireplace, oversized windows and new oak floors. Spill out from the living room into the open kitchen and dining area. The custom, ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18236585

### 1 Lindengrove



**Active** • Single Family Residence

**\$1,095,000** ↓

245 days on the market • Listed On 05/04/2018

4 beds, 3 baths • 2,647 sqft • 5,850 sqft lot • \$413.68/sqft • Built in 1991

1 Lindengrove is a beautifully upgraded turnkey home located on a premium private corner lot in the highly desirable community of Pacific Ridge. The single-loaded, lightly traveled street loops offers 180-degree mountain views and endless summer sunsets. Professionally landscaped yard leads to a custom front entrance that opens to a stunning wrought iron spiral staircase. Custom picture windows in the ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18104851

### 6 Sandbridge



**Active Under Contract** • Single Family Residence

**\$849,000 - \$839,000** ↓

603 days on the market • Listed On 09/02/2018

4 beds, 3 baths • 2,416 sqft • 4,920 sqft lot • \$351.41/sqft • Built in 1991

Gorgeous Home in the Prestigious Community of Pacific Ridge. This Beautiful Elegant 2 Story Home is in a Quiet Location. Take your First Steps as you Get Greeted with Space and Sourcing Ceilings, Elegant Travertine Floors Throughout First Floor, Organized Floor Plan with Great Size Living and Dining Room. Beautiful Cozy Kitchen, Granite Counter Tops. Spacious Family Room with Fireplace; Master Suite wit... [More](#)

Aliso Viejo • [Map](#)

ML# PW18181896

### 14 Helmcrest



**Closed** • Single Family Residence

List / Sold:

**\$815,000 / \$800,000** ↓

22 days on the market • Sold On 10/16/2018

3 beds, 3 baths • 1,924 sqft • 4,740 sqft lot • \$415.80/sqft • Built in 1993

The AMAZING Pacific Ridge complex has two play-grounds, two PARKS with BASEBALL and SOCCER fields, two TENNIS courts and a BASKETBALL court. Close to toll road, shopping, theaters, restaurants and AWARD WINNING SCHOOLS!... [More](#)

Aliso Viejo • [Map](#)

ML# OC18204768

### 5 Goldenrain



**Closed** • Single Family Residence

List / Sold:

**\$869,900 / \$840,000** ↓

20 days on the market • Sold On 11/20/2018

3 beds, 3 baths • 1,700 sqft • 3,500 sqft lot • \$494.12/sqft • Built in 1996

Panoramic Laguna Canyon and Aliso Canyon Views on one of Aliso Viejo's most coveted and highly sought after cul-de-sac streets! Completely remodeled throughout! From the moment you enter this gorgeous 3 bedroom home, you feel quality and pride of ownership. Light and bright with beautiful designer touches, every detail of this home has been touched. The gourmet kitchen features breathtaking French C... [More](#)

Aliso Viejo • [Map](#)

ML# OC18239795

### 9 Ridgcrest



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$869,000 / \$855,000** ↓

62 days on the market • Sold On 10/23/2018

4 beds, 3 baths • 2,030 sqft • 5,044 sqft lot • \$421.18/sqft • Built in 1991

Wonderful Pacific Ridge home located in the Breeze community. This property has four bedrooms, a nice backyard perfect for outdoor living with an large patio cover. The inside has hardwood floors upstairs and downstairs with an upgraded kitchen and designer touches throughout. Close to Ridgcrest park and with a tandem 3 car garage this home is a must see.... [More](#)

ML# OC18173571

### 16 Northwinds



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$875,000 / \$865,000** ↓

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

4 beds, 3 baths • 2,144 sqft • 4,544 sqft lot • \$403.45/sqft • Built in 1989

Stunning home in the highly sought after Pacific Ridge Community. The grandness of the formal entry brings you in and you're greeted with natural light, warm tones and high ceilings. The home flows wonderfully from the formal living and dining room to a recently remodeled kitchen. Timeless look with ample storage and counter top space, walk-in pantry, stainless steel appliances and a great view of t... [More](#)

ML# OC18206477

### 36 Tanglewood



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$915,000 / \$900,000** ↓

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

4 beds, 3 baths • 2,322 sqft • 4,399 sqft lot • \$387.60/sqft • Built in 1991

Welcome to a gorgeously upgraded 4-bedroom home in the highly desired community of Pacific Ridge! The curb appeal will draw you in with the charming front yard, attractive landscaping, and drought tolerant artificial grass. This family home has over \$50,000 in brand new upgrades and is ready for move-in immediately. The grand entry features dramatic cathedral vaulted ceilings and leads you into formal ... [More](#)

ML# OC18160729

### 22 Crestview



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$929,888 / \$905,000** ↓

65 days on the market • Sold On 09/26/2018

4 beds, 3 baths • 2,918 sqft • 6,300 sqft lot • \$310.14/sqft • Built in 1991

WHAT A STEAL!!\*\*\*PRICED FOR FAST SALE\*\*\*... [More](#)

ML# OC18152466

### 19 Helmcrest



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$978,000 / \$960,000** ↓

49 days on the market • Sold On 09/18/2018

4 beds, 3 baths • 2,303 sqft • 5,100 sqft lot • \$416.85/sqft • Built in 1993

BEAUTIFULLY UPGRADED CUL-DE-SAC HOME IN THE HIGHLY DESIRABLE PACIFIC RIDGE COMMUNITY!! Enter through this elegant home's foyer and be greeted by the soaring cathedral ceilings and contemporary tile flooring that lead you across the open floorplan, through the custom-lighted living and dining rooms and into the kitchen and family room. The kitchen is beautifully upgraded, featuring opulent Verde Marit... [More](#)

ML# OC18141736

### 19 Skygate



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$1,059,000 / \$1,030,000** ↓

**34 days on the market** • **Sold On 09/07/2018**

**4 beds, 3 baths** • **2,415 sqft** • **4,960 sqft lot** • **\$426.50/sqft** • **Built in 1992**

If you are looking for a FABULOUS open floor plan and BEAUTIFUL canyon views, this is the home for YOU. Located in the highly desired community of Pacific Ridge, this 4 bed, 3 bath includes a bedroom downstairs and a fully updated kitchen with an innovative pot filler faucet above stove. The entire home has new windows, new carpet, new paint and more! The master bedroom offers a walk-in closet along ... [More](#)

**ML# OC18164766**

### 15 Crestview



Aliso Viejo • [Map](#)

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

List / Sold:  
**\$1,025,000 / \$1,035,000** ↑

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

**4 beds, 3 baths** • **2,647 sqft** • **5,360 sqft lot** • **\$391.01/sqft** • **Built in 1991**

Just reduced! Gorgeous 4 bedroom 2 1/2 bath executive style home situated in a cul-de-sac and the highly desirable Pacific Ridge, Highlands location. Beautiful double door entryway leads into an impressive floor plan, starting with formal living and dining areas with vaulted ceilings to the left and a spacious family room with grand fireplace on the right. Large gourmet kitchen overlooks the private ba... [More](#)

**ML# OC18116847**

## Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft	
<b>Total Listings:</b>	12	<b>Maximum:</b>	4/3.00	2,918	6,300	\$1,095,000	\$1,035,000	\$530.54
<b>Total on Market:</b>	2	<b>Minimum:</b>	3/3.00	1,470	3,500	\$779,900	\$800,000	\$310.14
<b>Sold/Exp Ratio:</b>	0.00	<b>Average:</b>	4/3.00	2,245	5,039	\$921,641	\$910,000	\$413.52
		<b>Median:</b>	4/3.00	2,313	5,002	\$895,000	\$900,000	\$414.74

### Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
11 Timberbluff	AV	1993	STD	10/17/2018	3	3	79/79	1,470	5,750	\$530.54	\$779,900
1 Lindengrove	AV	1991	STD	05/04/2018	4	3	245/245	2,647	5,850	\$413.68	\$1,095,000

<b>Maximum:</b>	4/	3.00	245	2,647	5,850	\$530.54	\$1,095,000
<b>Minimum:</b>	3	3.00	79	1,470	5,750	\$413.68	\$779,900
<b>Average:</b>	4	3.00	162	2,059	5,800	\$472.11	\$937,450
<b>Median:</b>	4	3.00	162	2,059	5,800	\$472.11	\$937,450

### Active Under Contract

Address	City	YrBuilt	Sale Type	Contract Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
6 Sandbridge	AV	1991	STD	12/10/2018	4	3	124/603	2,416	4,920	\$351.41	\$849,000

<b>Maximum:</b>	4/	3.00	603	2,416	4,920	\$351.41	\$849,000
<b>Minimum:</b>	4	3.00	603	2,416	4,920	\$351.41	\$849,000
<b>Average:</b>	4	3.00	603	2,416	4,920	\$351.41	\$849,000
<b>Median:</b>	4	3.00	603	2,416	4,920	\$351.41	\$849,000

### Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
14 Helmcrest	AV	1993	STD	10/16/2018	3	3	22/22	1,924	4,740	\$415.80	\$800,000
5 Goldenrain	AV	1996	STD	11/20/2018	3	3	20/20	1,700	3,500	\$494.12	\$840,000
9 Ridgecrest	AV	1991	STD	10/23/2018	4	3	62/62	2,030	5,044	\$421.18	\$855,000
16 Northwinds	AV	1989	STD	11/21/2018	4	3	63/63	2,144	4,544	\$403.45	\$865,000
36 Tanglewood	AV	1991	STD	09/14/2018	4	3	37/37	2,322	4,399	\$387.60	\$900,000
22 Crestview	AV	1991	STD	09/26/2018	4	3	51/65	2,918	6,300	\$310.14	\$905,000
19 Helmcrest	AV	1993	STD	09/18/2018	4	3	49/49	2,303	5,100	\$416.85	\$960,000
19 Skygate	AV	1992	STD	09/07/2018	4	3	34/34	2,415	4,960	\$426.50	\$1,030,000
15 Crestview	AV	1991	STD	07/19/2018	4	3	33/33	2,647	5,360	\$391.01	\$1,035,000

<b>Maximum:</b>	4	3.00	65	2,918	6,300	\$494.12	\$1,035,000
<b>Minimum:</b>	3	3.00	20	1,700	3,500	\$310.14	\$800,000
<b>Average:</b>	4	3.00	43	2,267	4,883	\$407.41	\$910,000
<b>Median:</b>	4	3.00	37	2,303	4,960	\$415.80	\$900,000

### 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 'Breeze - Pacific Ridge (PB)', 'Carmel  
 (CRM)', 'Crest - Pacific Ridge (PC)', 'Highlands - Pacific Ridge  
 (PH)', 'Palisades - Pacific Ridge (PRL)', 'Pinnacle - Pacific  
 Ridge (PRP)', 'Ridge - Pacific Ridge (RIDG)'



## Fannie Mae 1004MC Statistics Detail.

Prepared By: Diane Cirignani

Listings as of **01/04/19 at 10:17 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 'Breeze - Pacific Ridge (PB)', 'Carmel (CRM)', 'Crest - Pacific Ridge (PC)', 'Highlands - Pacific Ridge (PH)', 'Palisades - Pacific Ridge (PRL)', 'Pinnacle - Pacific Ridge (PRP)', 'Ridge - Pacific Ridge (RIDG)'

### Residential

#### Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
OC18236585	11 Timberbluff	3	3	1,470	\$530.54	10/17/2018	79	\$779,900
OC18104851	1 Lindengrove	4	3	2,647	\$413.68	05/04/2018	245	\$1,095,000

#### Active Under Contract

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW18181896	6 Sandbridge	4	3	2,416	\$351.41	09/02/2018	124	\$849,000

#### Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
OC18204768	14 Helmcrest	3	3	1,924	\$415.80	08/22/2018	10/16/2018	22	\$815,000	\$800,000	98.16
OC18239795	5 Goldenrain	3	3	1,700	\$494.12	10/01/2018	11/20/2018	20	\$869,900	\$840,000	96.56
OC18173571	9 Ridgecrest	4	3	2,030	\$421.18	07/18/2018	10/23/2018	62	\$869,000	\$855,000	98.39
OC18206477	16 Northwinds	4	3	2,144	\$403.45	08/20/2018	11/21/2018	63	\$875,000	\$865,000	98.86
OC18160729	36 Tanglewood	4	3	2,322	\$387.60	07/05/2018	09/14/2018	37	\$915,000	\$900,000	98.36
OC18152466	22 Crestview	4	3	2,918	\$310.14	06/26/2018	09/26/2018	51	\$929,888	\$905,000	97.32
OC18141736	19 Helmcrest	4	3	2,303	\$416.85	06/14/2018	09/18/2018	49	\$978,000	\$960,000	98.16
OC18164766	19 Skygate	4	3	2,415	\$426.50	07/06/2018	09/07/2018	34	\$1,059,000	\$1,030,000	97.26
OC18116847	15 Crestview	4	3	2,647	\$391.01	05/17/2018	07/19/2018	33	\$1,025,000	\$1,035,000	100.98

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	5	4
Absorption Rate (Total Sales/Months)	0.00	1.67	1.33
Total # of Comparable Active Listings	3	4	3
Months of Housing Supply (Lst/Ab. Rate)	0.00	2.40	2.25
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$960,000	\$847,500
Median Comparable Sales DOM	0	37	42
Median Comparable List Price (Listings Only)	\$978,000	\$872,450	\$849,000
Median Comparable Listings DOM (Listings Only)	51	94	124
Median Sale Price / Median List Price %	0.00%	98.16%	97.48%

\*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.