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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

9 Surfbird Ln



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$819,000 / \$819,000

243 days on the market • Sold On 03/28/2019

4 beds, 3 baths • 1,752 sqft • 3,250 sqft lot • \$467.47/sqft • Built in 1994

This panoramic view home will take your breath away with lush Laguna Canyon vistas in the foreground, scenery all the way to Newport Beach, a mountain backdrop & nightly Disneyland fireworks displays in the distance. Award-winning builder, Standard Pacific Homes, designed this property to display these spectacular views from the dining room, family room, kitchen and 2 bedrooms including the master. The... [More](#)

ML# OC19022059

33 Surfbird Ln



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$875,000 / \$865,000 ↓

153 days on the market • Sold On 03/08/2019

4 beds, 3 baths • 2,145 sqft • 4,592 sqft lot • \$403.26/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](#)

ML# OC18226243

27 Blue Jay Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$950,000 / \$940,000 ↓

7 days on the market • Sold On 03/08/2019

5 beds, 3 baths • 2,722 sqft • 8,901 sqft lot • \$345.33/sqft • Built in 1991

Be the house where everyone wants to congregate... welcome to 27 Blue Jay!! Situated near the end of a private cul-de-sac, this home has excellent curb appeal from the minute you set eyes on it. Mature palms, lush plantings, and an enormous front porch area... this will be the place friends and family will want to be! Sprawled out over 2700 ft.², you will enjoy four bedrooms plus a bonus room... And on... [More](#)

ML# OC19017378

2 Blue Jay Dr



Aliso Viejo • [Map](#)

Closed • Single Family Residence

List / Sold:
\$1,040,000 / \$1,000,000 ↓

188 days on the market • Sold On 03/27/2019

4 beds, 3 baths • 2,240 sqft • 12,325 sqft lot • \$446.43/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](#)

ML# PW18291167



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Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 10:13 am**

Property Type is 'Residential' **Standard Status** is one of 'Active', 'Act Under Contract', 'Pending' **Standard Status** is 'Closed' **Contract Status Change Date** is 04/02/2019 to 10/04/2018 **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)', 'Seawind Ridge - Audubon (ASR)', 'Skyline - Audubon (ASL)', 'Westridge - Audubon (AWT)'

Inventory Analysis	Prior 7-12 Months (04/02/2018-09/30/2018)	Prior 4-6 Months (10/01/2018-12/31/2018)	Current - 3 Months (01/01/2019-04/02/2019)
Total # of Comparable Sales (Settled)	0	1	4
Absorption Rate (Total Sales/Months)	0.00	0.33	1.33
Total # of Comparable Active Listings	2	2	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	6.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$802,500	\$902,500
Median Comparable Sales DOM	0	48	52
Median Comparable List Price (Listings Only)	\$855,000	\$957,500	\$0
Median Comparable Listings DOM (Listings Only)	84	105	0
Median Sale Price / Median List Price %	0.00%	96.11%	98.90%

**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.*