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4 Saddleridge



Active • Single Family Residence

\$899,900 ↓

25 days on the market • Listed On 03/08/2019

4 beds, 3 baths • 2,349 sqft • 7,000 sqft lot • \$383.10/sqft • Built in 1992

Beautifully updated "beach close" Aliso Viejo home on a wonderful cul-de-sac with stunning mountain views. This friendly neighborhood has excellent schools and many beautiful parks and playgrounds nearby. Soaring cathedral ceilings, impressive spiral staircase and gorgeous flooring with decorative baseboards create a majestic entry. The house boasts a remodeled kitchen featuring granite counters, 5 bur... [More](#)

Aliso Viejo • [Map](#)

ML# OC19051318

22 Highpoint



Active • Single Family Residence

\$910,000

1 days on the market • Listed On 04/01/2019

4 beds, 3 baths • 2,016 sqft • 5,152 sqft lot • \$451.39/sqft • Built in 1995

This Gorgeous and Elegant home is Move-In-Ready and located in the Prestigious Community of Pacific Ridge!! The home welcomes you with a double-door entry leading to an elegant staircase and beautiful wood flooring, lending a warmth to the beauty of the home. The living room and dining room have high-soaring, cathedral ceilings creating an open feeling, and a multitude of windows illuminate the home ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19069986

12 Heatherwood



Active • Single Family Residence

\$919,000

19 days on the market • Listed On 03/14/2019

4 beds, 3 baths • 2,416 sqft • 5,500 sqft lot • \$380.38/sqft • Built in 1990

Wonderful corner house located in the beautiful Crest community of Pacific Ridge. This spacious home has lots of sunlight, high ceilings, and spacious rooms though out. With hardwood floors throughout this home also has loads of interior upgrades. Granite counters, stainless appliances, and finished work in every bathroom. A large three car garage and three car driveway add to the front appeal of t... [More](#)

Aliso Viejo • [Map](#)

ML# OC19058432

33 Coppercrest



Active • Single Family Residence

\$925,000

48 days on the market • Listed On 02/13/2019

4 beds, 3 baths • 2,000 sqft • 4,560 sqft lot • \$462.50/sqft • Built in 1994

Fantastic 4 Bedroom, 2.5 Bath home located in Pacific Ridge with a Private Pool! Beautiful upgraded kitchen that opens up to the family room with over-sized windows looking out to the backyard. The Master Bathroom has a soaking tub and a walk in closet. Fantastic view from the kitchen, master bedroom and bathroom and backyard. This home enjoys the privacy of being on a Cul-de-sac, three car garage, ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19033740

7 Saddleridge



Active • Single Family Residence

\$949,000

40 days on the market • Listed On 02/20/2019

4 beds, 3 baths • 2,349 sqft • 6,534 sqft lot • \$404.00/sqft • Built in 1992

Gorgeous Pacific Ridge home on a large lot near the end of a cul-de-sac. The double door entry leads to a beautiful, light and bright living room with dramatic vaulted ceilings and lots of windows. The popular floorplan opens up the kitchen to the family room, living room and dining room. Granite counters, stone backsplash, stainless steel appliances including a brand new gas range, and a breakfast bar... [More](#)

Aliso Viejo • [Map](#)

ML# OC19038846

1 Lindengrove



Active • Single Family Residence

\$1,070,000 ↓

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

4 beds, 3 baths • 2,647 sqft • 5,850 sqft lot • \$404.23/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

1 Mayflower



Active Under Contract • Single Family Residence

\$819,900 ↓

80 days on the market • Listed On 01/11/2019

3 beds, 3 baths • 1,700 sqft • 4,680 sqft lot • \$482.29/sqft • Built in 1993

LOCATION LOCATION LOCATION! Beautiful TURN-KEY home located in the highly sought-after Pacific Ridge Community PRIVATE corner lot located at the end of a tranquil cul-de-sac with panoramic VIEWS and only ONE NEIGHBOR! Light and bright open floor plan boasts tens of thousands in UPGRADES! Upgrades include plantation shutters, UPDATED dual pane windows, baseboards, UPDATED panel doors w/ hardware, recessed ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19008406

11 Timberbluff



Closed • Single Family Residence

List / Sold:

\$779,900 / \$770,000 ↓

89 days on the market • Sold On 02/08/2019

3 beds, 3 baths • 1,470 sqft • 5,750 sqft lot • \$523.81/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

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

6 Sandbridge



Closed • Single Family Residence

List / Sold:

\$849,000 / \$805,000 ↓

578 days on the market • Sold On 01/14/2019

4 beds, 3 baths • 2,416 sqft • 4,920 sqft lot • \$333.20/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 Soaring 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

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



Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 10:08 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 'Crest - Pacific Ridge (PC)', 'Highlands - Pacific Ridge (PH)', 'Palisades - Pacific Ridge (PRL)', 'Pinnacle - Pacific Ridge (PRP)', 'Ridge - Pacific Ridge (RIDG)'

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	2	2
Absorption Rate (Total Sales/Months)	0.00	0.67	0.67
Total # of Comparable Active Listings	3	2	7
Months of Housing Supply (Lst/Ab. Rate)	0.00	3.00	10.50
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$832,500	\$787,500
Median Comparable Sales DOM	0	43	94
Median Comparable List Price (Listings Only)	\$875,000	\$924,950	\$922,000
Median Comparable Listings DOM (Listings Only)	99	211	33
Median Sale Price / Median List Price %	0.00%	98.52%	96.69%

**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.*