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81 Montara Dr **Active • Condominium** **\$547,000**



43 days on the market • Listed On 02/18/2019
2 beds, 2 baths • 1,183 sqft • 1,154 sqft lot • \$462.38/sqft • Built in 1992
 Gorgeous highly upgraded end-unit, single-level condo in The St. Tropez community! Owner has added Danmer plantation shutters throughout as well as Hunter Douglas Duette Panache shades in some areas, beautiful engineered wood flooring, and new custom paint as well as new dimmable lighting and new six-panel doors. Remodeled second bathroom boasts beautiful "Alpine Snow" granite countertops Enjoy the c... [More](#)

Aliso Viejo • [Map](#) **ML# OC19038369**


109 Montara Dr **Active • Condominium** **\$632,500**



29 days on the market • Listed On 03/04/2019
3 beds, 3 baths • 1,476 sqft • 3,520 sqft lot • \$428.52/sqft • Built in 1992
 Awesome townhome in St. Tropez in the heart of Aliso Viejo! 3BD/3BA w/1BD & 1BA downstairs. Fresh custom paint throughout including all cabinets, new vinyl plank (waterproof) flooring, custom baseboards downstairs & new carpet upstairs. Spacious LR w/FP, Cathedral Ceilings & high windows that flood the downstairs area with lots of natural light! French Doors open to the wrap around patio w/views to t... [More](#)

Aliso Viejo • [Map](#) **ML# OC19049390**

9 Montara Dr **Closed • Condominium** **List / Sold: \$599,900 / \$595,000 ↓**



44 days on the market • Sold On 02/08/2019
3 beds, 3 baths • 1,321 sqft • 3,520 sqft lot • \$450.42/sqft • Built in 1991
 Beautiful 3 Bedroom/3 Bathroom Townhome with Cathedral Ceilings and a Huge Backyard! This gorgeous home has so much to offer with new fresh paint, French doors, ceiling fans, open floor plan, 2 car attached garage and large driveway. The kitchen is light and bright and opens to the family with stainless steel appliances and breakfast bar. The downstairs includes a large family room with a cozy firep... [More](#)

Aliso Viejo • [Map](#) **ML# OC18282748**



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Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19** at **9:45 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 'St. Tropez (STP)'

Inventory Analysis	Prior 7-12 Months <small>(04/02/2018-09/30/2018)</small>	Prior 4-6 Months <small>(10/01/2018-12/31/2018)</small>	Current - 3 Months <small>(01/01/2019-04/02/2019)</small>
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	1	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	6.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$595,000
Median Comparable Sales DOM	0	0	44
Median Comparable List Price (Listings Only)	\$0	\$599,900	\$589,750
Median Comparable Listings DOM (Listings Only)	0	44	36
Median Sale Price / Median List Price %	0.00%	0.00%	99.18%

**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.*