




**Diane Cirignani**  
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**20 Halcyon Ln**



**Active • Condominium**

**\$765,000**

87 days on the market • Listed On 01/05/2019

3 beds, 3 baths • 1,800 sqft • .01 acre(s) lot • \$425.00/sqft • Built in 1999

Beautiful detached family home on quiet street in the Village Cottages gated community. High ceilings with plenty of windows and lots of natural light. Open concept floor plan, stainless steel appliances, upgraded kitchen cabinets, completely re-piped. Double sided fireplace in living/family rooms. Cozy backyard with lush greenery, roses and citrus tree. Low HOA and No Mello Roos. Two owner home,... [More](#)

Aliso Viejo • [Map](#)

ML# OC19003238

**26 Francheshi Pl**



**Active Under Contract • Condominium**

**\$749,000 ↓**

165 days on the market • Listed On 10/19/2018

4 beds, 3 baths • 1,940 sqft • .01 acre(s) lot • \$386.08/sqft • Built in 1999

Beautiful Talvera Home located in one of the best parts of the community. With a very private backyard perfect for outdoor living this home is nice inside and out. The interior has wood floors downstairs with a living, family, and dining area. The kitchen is a gourmet kitchen with Viking appliances, all stainless. The upstairs is spacious and warm. Come see this home in the great gated community n... [More](#)

Aliso Viejo • [Map](#)

ML# OC18254420

**11 Nopalitos Way**



**Closed • Condominium**

List / Sold:

**\$775,000 / \$740,000 ↓**

31 days on the market • Sold On 02/04/2019

4 beds, 3 baths • 1,940 sqft • 6,500 sqft lot • \$381.44/sqft • Built in 1998

This fantastic DETACHED home is situated on a larger lot that offers great off street parking. Driveway accommodates 4 cars. The home features large back and side yards, where you will enjoy the beautiful low maintenance yard with interlocking pavers, plus wonderful private spa. Come see this 4 bedroom 2.5 bath home. Double sided fireplace in family room and living room. Vaulted ceilings and lots of... [More](#)

Aliso Viejo • [Map](#)

ML# OC18284810



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## Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 9:46 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 'Talavera (TALV)'

<b>Inventory Analysis</b>	<b>Prior 7-12 Months (04/02/2018-09/30/2018)</b>	<b>Prior 4-6 Months (10/01/2018-12/31/2018)</b>	<b>Current - 3 Months (01/01/2019-04/02/2019)</b>
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	2	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	6.00
<b>Median Sale &amp; List Price DOM</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	\$0	\$0	\$740,000
Median Comparable Sales DOM	0	0	31
Median Comparable List Price (Listings Only)	\$0	\$762,000	\$757,000
Median Comparable Listings DOM (Listings Only)	0	98	126
Median Sale Price / Median List Price %	0.00%	0.00%	95.48%

*\*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.*