



**Diane Cirignani**  
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**9 Iron Bark**



**Active Under Contract • Condominium**

**\$442,000**

32 days on the market • Listed On 02/28/2019

2 beds, 2 baths • 977 sqft • No lot size data • \$452.41/sqft • Built in 1999

BEAUTIFUL CANYON VISTA 2 Bedroom, 1.75 Bath Carriage Unit w/One-Car Attached Garage! This Beautiful Interior Location Condo located in a Highly-Rated School District has Fresh Paint, Laminate Flooring and 18' X 18" Travertine Floors, Granite Counters in Kitchen, Stainless Whirlpool and Whirlpool Gold Appliances, New Blinds and Window Screens, Upgraded Baseboards, Newer AC Unit, Balcony off Kitchen for... [More](#)

Aliso Viejo • [Map](#)

ML# CV19045019

**12 Iron Bark**



**Active Under Contract • Townhouse**

**\$615,000**

22 days on the market • Listed On 03/11/2019

3 beds, 3 baths • 1,440 sqft • No lot size data • \$427.08/sqft • Built in 1996

Panoramic views within the Canyon Vista neighborhood. Come see this immaculate end unit that is stunning and rarely on the market with a full 3 bedrooms and 3 full bathrooms. Brown Italian wood plank tile flooring, new dual pane windows throughout and an expanded built in laundry room with ample storage. Vaulted ceilings, custom paint, tumbled stone stainless appliances, the list goes on. One bedroom ... [More](#)

Aliso Viejo • [Map](#)

ML# NP19054872

**9 Red Bud**



**Closed • Condominium**

List / Sold:

**\$439,800 / \$441,000** ↑

3 days on the market • Sold On 04/01/2019

2 beds, 2 baths • 1,000 sqft • 0 sqft lot • \$441.00/sqft • Built in 2000

Simply the best neighborhood at this price point you will find anywhere in Aliso Viejo. If you are looking for a five star community with amazing amenities look no further. Amenities include an amazing pool, spa, clubhouse, and gym area. Just compare it to other neighborhoods and you will see for yourself. A terrific place to call home. The home is upgraded nicely with brand new carpeting, a kitc... [More](#)

Aliso Viejo • [Map](#)

ML# OC19045933



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## Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19** at **9:55 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 'Vista Heights (VSHT)'

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	0	1
Absorption Rate (Total Sales/Months)	0.00	0.00	0.33
Total # of Comparable Active Listings	0	0	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	\$441,000
Median Comparable Sales DOM	0	0	3
Median Comparable List Price (Listings Only)	\$0	\$0	\$615,000
Median Comparable Listings DOM (Listings Only)	0	0	22
Median Sale Price / Median List Price %	0.00%	0.00%	100.27%

*\*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.*