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### 31 Woodcrest Ln



#### Active • Condominium

**\$600,000**

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

3 beds, 3 baths • 1,185 sqft • No lot size data • \$506.33/sqft • Built in 1996

Wonderful opportunity to get into the Vista Plaza community of Aliso Viejo. This detached home features a bright and open floor plan, 3 bedrooms, 2 1/2 bathrooms, 2 car garage. You will notice high ceilings with recessed lighting throughout, hardwood floors, upgraded kitchen with upgraded appliances, a large master suite and a peaceful back yard to unwind. Additional features include: with a new microw... [More](#)

Aliso Viejo • [Map](#)

ML# OC19064887

### 244 Woodcrest Ln



#### Active Under Contract • Condominium

**\$654,500 - \$619,500** ↓

91 days on the market • Listed On 01/01/2019

3 beds, 3 baths • 1,328 sqft • 0 sqft lot • \$492.85/sqft • Built in 1997

VIEW! VIEW! VIEW! Recent Price Reduction! Must see in person to fully appreciate the view as the pictures do not do it justice! This immaculate 3 bedroom, 2.5 bath detached home has a low tax rate, no Mello-Roos and low HOA. The floor plan is very well laid out and spacious. This is one of the few units in the community that does not share a driveway and not in a cul-de-sac so it offers more privac... [More](#)

Aliso Viejo • [Map](#)

ML# OC18295185

### 198 Woodcrest Ln



#### Pending • Condominium

**\$659,000**

14 days on the market • Listed On 02/21/2019

3 beds, 3 baths • 1,328 sqft • 0 sqft lot • \$496.23/sqft • Built in 1997

Spectacular Panoramic Canyon Views surround this Beautiful Three Bedroom Single Family Home in the desirable Vista Plaza Community. Great location at end of cul de sac offers privacy and safety. Large open Living Space with Gas Burning Fireplace and Views From Almost Every Window. Enjoy wonderful Backyard Patio just outside sliding glass doors perfectly located off the Living Room and Kitchen; Dine Al ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19033638

### 33 Woodcrest Ln



#### Closed • Condominium

List / Sold:

**\$619,900 / \$625,000** ↑

8 days on the market • Sold On 03/15/2019

2 beds, 3 baths • 1,380 sqft • No lot size data • \$452.90/sqft • Built in 1997

Immaculate detached home located in the Vista Plaza community of Aliso Viejo. Rich hardwood floors, crown molding & upgraded baseboards and modern paint colors throughout complement the bright and open floorplan. Enter into the inviting living room featuring a cozy brick fireplace that seamlessly flows to the dining area. The adjacent kitchen is well-appointed with granite counters and fresh white c... [More](#)

Aliso Viejo • [Map](#)

ML# OC19027051



## Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of 04/02/19 at 9:56 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 Plaza (VSPL)'

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	\$625,000
Median Comparable Sales DOM	0	0	8
Median Comparable List Price (Listings Only)	\$0	\$0	\$654,500
Median Comparable Listings DOM (Listings Only)	0	0	14
Median Sale Price / Median List Price %	0.00%	0.00%	100.82%

*\*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.*