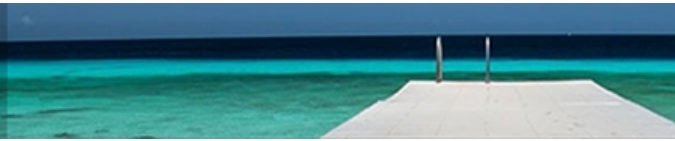


Diane Cirignani
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81 Endless



Active • Single Family Residence

\$1,275,000

2 days on the market • Listed On 03/31/2019

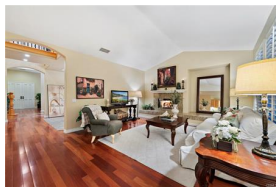
5 beds, 5 baths • 4,000 sqft • 6,845 sqft lot • \$318.75/sqft • Built in 2000

This plan 3 in the gated neighborhood of Oak View in Westridge has 4000 s/f and sits on a corner lot with a jacuzzi, firepit and built-in bbq. 5 bedrooms, plus upstairs bonus room with a fireplace (could be 6th bedroom) and an additional loft/office space. Main floor remodeled bedroom and bathroom. Granite island in the kitchen and bar seating. Venetian paint in dining and master suite. Upstairs l... [More](#)

Aliso Viejo • [Map](#)

ML# OC19071547

22 Endless Vista



Active • Single Family Residence

\$1,295,000 ↓

247 days on the market • Listed On 01/10/2019

4 beds, 3 baths • 3,300 sqft • 6,569 sqft lot • \$392.42/sqft • Built in 2000

Refreshed & Staged for your Happy New Year Welcome Home! This invitingly staged & privately positioned residence is anchored by a commanding Dual Staircase floorplan, plus Custom Loft, featuring stately wood & wrought iron details, which center the casual to formal living spaces via an appealing flow of engaging architectural lines and designer nuances. Enhanced by multiple custom elements throughout... [More](#)

Aliso Viejo • [Map](#)

ML# OC19006792

67 Remington Ln



Active • Single Family Residence

\$1,899,000 ↓

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

4 beds, 5 baths • 3,800 sqft • 7,455 sqft lot • \$499.74/sqft • Built in 2000

A once in a lifetime opportunity to own an UNOBSTRUCTED CANYON VIEW home in the sought enclave of Silver Oaks. The gorgeous black-bottom pool, spa, striking professionally designed landscaping, built-in BBQ and spacious yard contains the utmost privacy and spectacular views. Fully paid, only 3 years new SOLAR SYSTEM, Folding doors to bring the outside in, Smart Home Integration + TONS MORE! Soaring ce... [More](#)

Aliso Viejo • [Map](#)

ML# OC19029046

3 Midnight Ct



Closed • Single Family Residence

List / Sold:
\$874,900 / \$860,000 ↓

27 days on the market • Sold On 10/17/2018

4 beds, 3 baths • 2,167 sqft • 4,336 sqft lot • \$396.86/sqft • Built in 1999

Nestled on a private cul-de-sac, this 4 bedroom plus loft home has all of the conveniences needed for today's sophisticated buyer. From the perfectly manicured vegetation to the terracota walkway, the low-maintenance front yard has been intelligently designed. Hardwood floors unite the spacious downstairs floor plan including formal dining room and formal living, which could also be a second family are... [More](#)

Aliso Viejo • [Map](#)

ML# OC18205912

16 Evening Light Ln



Closed • Single Family Residence

List / Sold:
\$859,900 / \$867,500 ↑

6 days on the market • Sold On 03/13/2019

4 beds, 3 baths • 1,961 sqft • 4,327 sqft lot • \$442.38/sqft • Built in 1999

When viewing this contemporary remodel, please keep in mind that you must buy before moving in. The beautiful curb appeal hints at the quality you will be greeted with upon entering, including wide-plank wood floors, custom drapes and plantation shutters. The upgraded kitchen has in-demand features such as stone counters, stainless steel appliances, and updated shaker-style cabinets, but also includes ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19033619

1 Bel Flora Ct



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:

\$935,000 / \$922,000 ↓

82 days on the market • **Sold On 11/15/2018**

4 beds, 3 baths • **2,609 sqft** • **4,123 sqft lot** • **\$353.39/sqft** • **Built in 2000**

SPECTACULAR WESTRIDGE LOCATION ACROSS FROM HIGHLY SOUGHT AFTER WESTRIDGE PARK AND AWESOME FLOOR PLAN! Spacious property featuring a large living and dining room, and a super sized family room/great room open to the large kitchen with island, bar seating, plenty of cabinets, stone countertops and walk-in pantry. Second story offers a large loft area plus office with built-ins and large laundry room with...

[More](#)

ML# OC18172487

33 Sunswept Mesa



Aliso Viejo • [Map](#)

Closed • [Single Family Residence](#)

List / Sold:

\$1,225,000 / \$1,195,000 ↓

88 days on the market • **Sold On 11/16/2018**

5 beds, 3 baths • **3,011 sqft** • **6,291 sqft lot** • **\$396.88/sqft** • **Built in 2000**

THIS BEAUTIFUL 5 BEDROOM, 3 BATH, 3011 SQ. FT. HOME IS THE ONE YOU'VE BEEN WAITING FOR! LOCATED IN THE HIGHLY DESIRABLE GATED COMMUNITY OF OAK VIEW ESTATES. Enjoy California lifestyle in this entertainer's backyard with a pool, spa, waterfalls, custom BBQ and double gas grill. This home's incredible versatile floorplan boasts a beautiful double staircase with a formal living room, formal dining room, a...

[More](#)

ML# OC18176079



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Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 10:10 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 'Alta Vista - Westridge (ALTV)', 'Oakview - Westridge (OAKV)', 'Silver Oaks - Westridge (SILO)', 'Skyview - Westridge (SKYV)'

| 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 | 3 | 1 |
| Absorption Rate (Total Sales/Months) | 0.00 | 1.00 | 0.33 |
| Total # of Comparable Active Listings | 2 | 0 | 3 |
| Months of Housing Supply (Lst/Ab. Rate) | 0.00 | 0.00 | 9.00 |
| Median Sale & List Price DOM | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months |
| Median Comparable Sale Price | \$0 | \$922,000 | \$867,500 |
| Median Comparable Sales DOM | 0 | 82 | 6 |
| Median Comparable List Price (Listings Only) | \$1,080,000 | \$0 | \$1,295,000 |
| Median Comparable Listings DOM (Listings Only) | 85 | 0 | 47 |
| Median Sale Price / Median List Price % | 0.00% | 98.61% | 100.88% |

**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.*