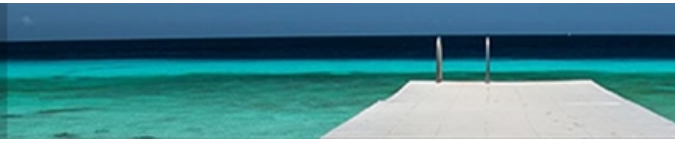


**Diane Cirignani**  
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### 31 Indigo Pl



**Active • Condominium**

**\$459,900**

5 days on the market • Listed On 03/28/2019

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$432.64/sqft • Built in 1991

This upgraded, end-unit townhome with no one above or below located in the gated Windflower community of Aliso Viejo is move-in ready! Vaulted ceilings and light-catching Simonton Energy Star rated dual pane windows complement the bright and open floorplan. Upstairs to the living room are soaring ceilings and a cozy fireplace. The living room seamlessly flows to the dining area with warm hardwood flo... [More](#)

Aliso Viejo • [Map](#)

ML# OC19066847

### 16 Tamarac Place



**Active • Condominium**

**\$514,900** ↓

39 days on the market • Listed On 02/22/2019

2 beds, 2 baths • 1,139 sqft • 0 sqft lot • \$452.06/sqft • Built in 1991

Gated, beautifully upgraded 2 Bedroom 2 Bath condo with 2 car direct access garage. The living room is airy and bright with two-story high ceilings, an abundance of natural light from large windows, hardwood flooring, and a cozy gas fireplace just perfect for those rainy nights. This floor plan offers a separate dining area just off the living room and kitchen. The kitchen is a chef's dream with desig... [More](#)

Aliso Viejo • [Map](#)

ML# OC19040405

### 32 Fuchsia



**Pending • Condominium**

**\$449,900**

25 days on the market • Listed On 02/11/2019

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$423.24/sqft • Built in 1995

EXCEPTIONAL END UNITY CARRIAGE STYLE FLOOR PLAN FEATURING HIGH CEILINGS, LOTS OF WINDWS, PLANTATION SHUTTERS AND DIRECT ACCESS TO ATTACHED GARAGE! Open and airy floor plan offering a large living room with fireplace and high ceilings and large dining room with sliding door access to large patio. Delightful kitchen with upgraded stainless steel range, dishwasher, microwave oven and French door refrigera... [More](#)

Aliso Viejo • [Map](#)

ML# OC19031875

### 39 Wisteria Pl



**Closed • Townhouse**

List / Sold:

**\$449,000 / \$449,000**

76 days on the market • Sold On 10/05/2018

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$422.39/sqft • Built in 1990

Gated community of "Windflower". Carriage style Town Home, End Unit This home has a nice sized living room with cozy fireplace, carpet throughout, vaulted ceilings, Small Loft is perfect for your "at home office". Kitchen features stainless steal appliances, high ceilings, recessed lighting and tile flooring. Adjacent is spacious dining room featuring mirrored wall and sliding glass doors to your own ... [More](#)

Aliso Viejo • [Map](#)

ML# OC18161048

### 20 Kalmia Pl



**Closed • Condominium**

List / Sold:

**\$469,000 / \$450,000** ↓

61 days on the market • Sold On 01/08/2019

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$423.33/sqft • Built in 1995

Beautiful end unit with no one above or below! Come see this light, bright, and airy floor plan in the gated Windflower Community. This turnkey home offers a large living and dining room with vaulted ceilings and designer accented fireplace. Windows everywhere allow for an abundance of natural light throughout. Lovely kitchen with lots of cabinet space and high ceilings. Upgraded laminate wood flooring... [More](#)

Aliso Viejo • [Map](#)

ML# OC18214563

### 30 Tamarac Pl



Aliso Viejo • [Map](#)

#### Closed • Condominium

List / Sold:

**\$469,900 / \$460,000** ↓

6 days on the market • Sold On 03/14/2019

2 beds, 2 baths • 1,063 sqft • 3,520 sqft lot • \$432.74/sqft • Built in 1990

SPECTACULAR LOCATION OVERLOOKING LARGE GREENBELT AND ADDED PRIVACY, OPEN AND AIRY CARRIAGE UNIT FLOOR PLAN WITH HIGH CEILINGS, ATTACHED GARAGE AND UPGRADES! Awesome location and floor plan featuring a large living and dining room with fireplace and high ceilings, and lots of windows to bring in the plenty of sunshine! Upgraded dual glazed windows and sliding doors, designer floors and wrought iron rail... [More](#)

ML# OC19022629

### 16 Fuchsia



Aliso Viejo • [Map](#)

#### Closed • Condominium

List / Sold:

**\$499,999 / \$499,999**

41 days on the market • Sold On 10/11/2018

2 beds, 2 baths • 1,140 sqft • 3,520 sqft lot • \$438.60/sqft • Built in 1990

BACK ON THE MARKET AND IMPROVED PRICE! This beautifully upgraded condo is a ground level entry unit and features upgraded flooring, a tastefully updated kitchen with wine bar including granite counter tops, upgraded cabinetry and stainless steel appliances, high vaulted ceilings with a spacious family room area as well as a large upstairs loft off the master bedroom. Brand new master bedroom glass slid... [More](#)

ML# OC18169025

### 8 Trillium Pl



Aliso Viejo • [Map](#)

#### Closed • Townhouse

List / Sold:

**\$560,000 / \$538,000** ↓

88 days on the market • Sold On 12/14/2018

3 beds, 3 baths • 1,367 sqft • 3,520 sqft lot • \$393.56/sqft • Built in 1995

End unit Townhouse in the beautiful gated community of Windflower. Features living room with vaulted ceilings, light and bright spacious remodelled kitchen with newer stainless steel appliances with the open floor plan, newer baseboards throughout. 3 Bed 3 Full bath. 2 bed 2 bath upper unit and 1 bed 1 bath in downstairs. Walk to Aliso Viejo Town Center with shops, restaurants and movie theatre. Close ... [More](#)

ML# OC18210901

### 18 Fuchsia



Aliso Viejo • [Map](#)

#### Closed • Condominium

List / Sold:

**\$615,000 / \$600,000** ↓

15 days on the market • Sold On 03/18/2019

3 beds, 3 baths • 1,367 sqft • 3,520 sqft lot • \$438.92/sqft • Built in 1990

Welcome to Windflower! This remodeled end-unit is a must-see in this highly sought after gated community. Many terrific features make this home light and bright with an open airy feel! Kitchen has ample storage and counter space. Features include a spacious and functional open floor plan with DOWNSTAIRS BEDROOM and bath. Both bedrooms upstairs have vaulted ceilings and attached bathrooms. Attached over... [More](#)

ML# PW19026404



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## Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 9:59 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 'Windflower (WFL)'

<b>Inventory Analysis</b>	<b>Prior 7-12 Months</b> <small>(04/02/2018-09/30/2018)</small>	<b>Prior 4-6 Months</b> <small>(10/01/2018-12/31/2018)</small>	<b>Current - 3 Months</b> <small>(01/01/2019-04/02/2019)</small>
Total # of Comparable Sales (Settled)	0	3	3
Absorption Rate (Total Sales/Months)	0.00	1.00	1.00
Total # of Comparable Active Listings	2	0	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	2.00
<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	\$499,999	\$460,000
Median Comparable Sales DOM	0	62	15
Median Comparable List Price (Listings Only)	\$514,500	\$0	\$459,900
Median Comparable Listings DOM (Listings Only)	75	0	25
Median Sale Price / Median List Price %	0.00%	100.00%	97.89%

*\*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.*