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10 Westerly



Pending • Townhouse

\$550,000

6 days on the market • Listed On 02/19/2019

3 beds, 3 baths • 1,499 sqft • No lot size data • \$366.91/sqft • Built in 1992

AWESOME FLOOR PLAN OFFERING 3 BEDROOMS PLUS A LARGE LOFT, SPACIOUS LIVING AND DINING ROOM AND TWO FIREPLACES! Two-story end unit townhouse with 2 car attached garage, large living room with recessed lighting, fireplace and extra space on the side and behind fireplace, and large dining room with designer chandelier. Spacious kitchen with upgraded stainless steel appliances, designer faucet, lots of cabi... [More](#)

Aliso Viejo • [Map](#)

ML# OC19037058

21 Windgate



Pending • Condominium

\$575,000

63 days on the market • Listed On 12/22/2018

3 beds, 3 baths • 1,500 sqft • No lot size data • \$383.33/sqft • Built in 1994

Beautiful 2 story town home in a quiet location in gated Wind Song. 3 bedrooms, 2.5 baths plus an upstairs bonus/family room. Excellent location, close to pool, spa and tot lot. End unit with many windows letting in the natural light. Nice sized wrap around patio for your outdoor enjoyment. Upgrades include, Crown molding, baseboards downstairs, upgraded flooring, updated kitchen with granite counter... [More](#)

Aliso Viejo • [Map](#)

ML# OC18295385

31 Southwind



Closed • Townhouse

List / Sold:

\$499,000 / \$499,000

67 days on the market • Sold On 02/28/2019

2 beds, 3 baths • 1,291 sqft • 2,348 sqft lot • \$386.52/sqft • Built in 1992

Located in the prestigious gated Community of Windsong, with panoramic views of city lights and rolling hills. Downstairs has a large open living room, dining area, spacious kitchen, half bath and attached 2 car garage. Upstairs offers two master bedrooms and a bonus room with cozy fireplace and balcony. Larger master suite overlooking beautiful views and master bathroom with double sinks. engineered w... [More](#)

Aliso Viejo • [Map](#)

ML# TR18278661

16 Westerly



Closed • Townhouse

List / Sold:

\$549,900 / \$538,000 ↓

9 days on the market • Sold On 03/20/2019

3 beds, 3 baths • 1,345 sqft • 2,374 sqft lot • \$400.00/sqft • Built in 1993

AWESOME INTERIOR LOCATION, TWO STORY FLOOR PLAN, SPACIOUS MASTER SUITE WITH HIGH CEILINGS, TWO FIREPLACES, ENCLOSED PATIO AND 2 CAR ATTACHED GARAGE! Awesome property featuring a living and dining room with designer accented fireplace, large kitchen with newer and upgraded stainless steel appliances and recessed lighting. Upgraded flooring and fresh interior paint, upgraded lighting fixtures, newer and ... [More](#)

Aliso Viejo • [Map](#)

ML# OC19005670

33 Silverwind



Closed • Condominium

List / Sold:

\$554,895 / \$540,000 ↓

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

3 beds, 3 baths • 1,368 sqft • 2,548 sqft lot • \$394.74/sqft • Built in 1990

Upgraded 3 bedroom unit in the gated community of Windsong. Private courtyard for outside living! Upgraded tile in kitchen and master shower, upgraded granite tile on kitchen counters, upgraded door casings crown moldings and wood trim around fireplace, wood floors on stairway and upstairs landing, upgraded sconce light fixtures in dining area! Some new plumbing! Fireplace in living room and master... [More](#)

Aliso Viejo • [Map](#)

ML# OC18174109

34 Tradewinds



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$549,000 / \$545,000 ↓

140 days on the market • Sold On 01/31/2019

3 beds, 3 baths • 1,500 sqft • 2,278 sqft lot • \$363.33/sqft • Built in 1993

Back on the market with a lower price for a quick sale!! This home is a wonderful end unit with a wrap-around yard in the private gated community of Windsong. This unit has the largest floor plan in the complex and has a bright, sunny interior. In addition, this unit offers much privacy with its fantastic location on the corner and at the end of Tradewinds. The kitchen boasts granite countertops and... [More](#)

ML# SW18163685

13 Silverwind



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$549,000 / \$549,000

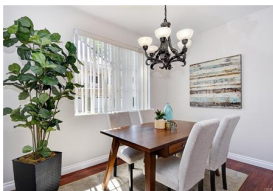
101 days on the market • Sold On 02/16/2019

3 beds, 3 baths • 1,389 sqft • 2,548 sqft lot • \$395.25/sqft • Built in 1990

Turnkey modern Mediterranean townhouse, featuring 3 beds 3 baths and almost 1,400 sq. ft. of living space in one of the best and well managed gated associations in Aliso Viejo. Enter through the stone paved courtyard and into the open living area, where you'll find Travertine floors throughout the entire first floor. A completely renovated kitchen, featuring remodeled counter space, granite counter top... [More](#)

ML# OC18202646

7 Softwind



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$580,000 / \$550,000 ↓

178 days on the market • Sold On 02/21/2019

3 beds, 3 baths • 1,500 sqft • 3,184 sqft lot • \$366.67/sqft • Built in 1990

Gorgeous 2 story townhome, located in the Windsong Gated community in the heart of Aliso Viejo with nobody directly in front of you. This 1,500 sq. ft., 3 bedroom + upstairs enclosed loft (currently being used as a 4th bedroom) and 2.5 bathroom townhome features a large enclosed front patio and lots of windows. Super great location inside the neighborhood, pool and tot lot is right across the way plus... [More](#)

ML# OC18136518

7 Mariah



Aliso Viejo • [Map](#)

Closed • Townhouse

List / Sold:

\$569,000 / \$569,000

5 days on the market • Sold On 12/07/2018

3 beds, 3 baths • 1,385 sqft • 0 sqft lot • \$410.83/sqft • Built in 1994

EXCEPTIONAL PERIMETER LOCATION WITH LARGE YARD, ADDED PRIVACY AND VIEW OF LUSH GREEN BELTS, MODEL PERFECT AND UPGRADED THROUGHOUT! Truly a must see property with amazing location and large yard, living and dining room with recessed lighting and designer accented fireplace, spectacular kitchen with upgraded cabinets, stone countertops and designer backsplash, upgraded stainless steel appliances and rece... [More](#)

ML# OC18256207

11 Silverwind



Aliso Viejo • [Map](#)

Closed • Condominium

List / Sold:

\$599,000 / \$589,000 ↓

35 days on the market • Sold On 11/28/2018

3 beds, 3 baths • 1,499 sqft • 2,548 sqft lot • \$392.93/sqft • Built in 1990

****PRICE REDUCTION****Nestled in the coveted private, gated Windsong community in Aliso Viejo lies this END UNIT townhome. This home features three large bedrooms PLUS open loft area or fourth bedroom with cozy fireplace. Upon entering the gate, you will notice the privacy and views from the home and enjoy the open patio space perfect for bbq grill and summer gatherings. The open interior floor plan f... [More](#)

ML# OC18239624



Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19** at **10:05 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
 'Windsong (WS)'

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	2	6
Absorption Rate (Total Sales/Months)	0.00	0.67	2.00
Total # of Comparable Active Listings	4	3	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	4.50	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$579,000	\$542,500
Median Comparable Sales DOM	0	20	121
Median Comparable List Price (Listings Only)	\$551,948	\$554,895	\$562,500
Median Comparable Listings DOM (Listings Only)	159	67	35
Median Sale Price / Median List Price %	0.00%	99.14%	98.74%

**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.*