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15 Tortuga Cay



Active Under Contract • Condominium

\$616,800

13 days on the market • Listed On 03/19/2019

3 beds, 3 baths • 1,568 sqft • 2,618 sqft lot • \$393.37/sqft • Built in 1993

NEW ON THE MARKET. You better hurry as this model does not usually come on the market. Lovely 3 bedroom " 2 MASTER SUITES UPSTAIRS", 3 baths and a well desired floor plan with hard to find MAIN FLOOR bedroom and main floor bathroom. Upgraded gourmet kitchen with large garden window over the sink and wood cabinets, designer Quartz counters and back splash with custom extended counter top. 3 lazy Susan's... [More](#)

Aliso Viejo • [Map](#)

ML# OC19052891

9 Pappagallo



Pending • Condominium

\$508,000

11 days on the market • Listed On 03/14/2019

2 beds, 2 baths • 1,103 sqft • 2,618 sqft lot • \$460.56/sqft • Built in 1992

Model perfect end unit in the desirable Windwards complex of Aliso Viejo. Listed as a condo but feels more like a single family residence with your own private backyard to entertain guests. This home features hard wood floors throughout and offers spacious 2 bedrooms and 2 bathrooms. The family room features a gorgeous and cozy fireplace. The master bedroom has a walk in closet and a sliding door which... [More](#)

Aliso Viejo • [Map](#)

ML# TR19058071

55 Conch Reef



Closed • Condominium

List / Sold:

\$500,000 / \$500,000

26 days on the market • Sold On 02/06/2019

2 beds, 2 baths • 1,102 sqft • 2,618 sqft lot • \$453.72/sqft • Built in 1989

Darling light-bright SINGLE LEVEL, END UNIT home in the popular, quaint community of Windwards. This home offers a spacious, 2 bedrooms, 2 recently upgraded bathrooms, stainless appliances, on a single level plus oversized attached garage with lots of room for 2 cars and storage. This is one of a few units in the community that offers a nice sized driveway and ample parking. If you are seeking calm, pe... [More](#)

Aliso Viejo • [Map](#)

ML# OC18294601

88 Tortuga Cay



Closed • Townhouse

List / Sold:

\$575,000 / \$566,000 ↓

69 days on the market • Sold On 01/28/2019

2 beds, 3 baths • 1,458 sqft • 2,618 sqft lot • \$388.20/sqft • Built in 1990

Located in the beautiful Windwards Community, this lovely Townhome offers 2 Bedrooms, 2.5 Baths, Vaulted ceiling and open Floor Plan. Kitchen is very spacious with breakfast bar, ample counter space and separate eating area. Living room is light & bright and embellished with an upgraded cozy fireplace. Enjoy the convenience of a separate laundry room with cabinets and powder room has been nicely upgr... [More](#)

Aliso Viejo • [Map](#)

ML# OC18238476

69 Conch Reef



Closed • Townhouse

List / Sold:

\$590,000 / \$579,500 ↓

71 days on the market • Sold On 02/19/2019

2 beds, 3 baths • 1,458 sqft • 2,618 sqft lot • \$397.46/sqft • Built in 1991

Vaulted ceilings and an open concept greet you in this recently remodeled two bedroom/two and a half bath end-unit townhome. High-end stainless-steel appliances, new gas range, marble subway tiles, quartz countertops, soft-close doors and drawers highlight the white and bright kitchen while pendant lighting and grass-cloth Roman shades complement the stylish décor. Two master suites boast vaulted ceili... [More](#)

Aliso Viejo • [Map](#)

ML# OC18268512

31 Tortuga Cay



Aliso Viejo • [Map](#)

Closed • [Townhouse](#)

List / Sold:
\$595,000 / \$580,000 ↓

8 days on the market • Sold On 02/05/2019

3 beds, 3 baths • 1,764 sqft • 2,618 sqft lot • \$328.80/sqft • Built in 1993

Awesome open floor plan, prime end unit with full driveway. Fantastic price and location in the heart of Aliso Viejo. Welcome home to "Windwards" This move-in ready, crisp and clean home boasts 3 bedrooms plus 2.5 bathrooms at the corner lot. Open floor plan with an abundance of natural light which comes through many large windows. Light and bright living room with bolted ceiling and cozy fire place, ... [More](#)

ML# PW19004971

8 Conch Reef



Aliso Viejo • [Map](#)

Closed • [Townhouse](#)

List / Sold:
\$610,000 / \$600,000 ↓

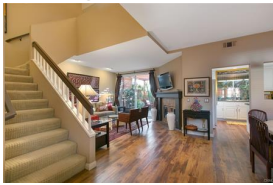
42 days on the market • Sold On 03/13/2019

3 beds, 3 baths • 1,602 sqft • 2,618 sqft lot • \$374.53/sqft • Built in 1990

Welcome to this lovely 3 bedroom and 3 full bathroom town-home located in the wonderful Windwards Community of Aliso Viejo. Featuring a recently upgraded kitchen, travertine tile throughout the downstairs and continues into all bathrooms. The high ceilings and surplus of windows make this home exceptionally light and bright. One bedroom is downstairs accompanied by a full bathroom along with two full m... [More](#)

ML# OC19010135

20 Lighthouse Point



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:
\$629,000 / \$625,000 ↓

24 days on the market • Sold On 02/22/2019

3 beds, 3 baths • 1,728 sqft • 2,618 sqft lot • \$361.69/sqft • Built in 1989

LOWEST PRICE per SQ/FT Candelerio model in WINDWARDS. Amazing two-story townhouse move in ready, light, bright, and in the desirable Windwards community! This up-graded and remodeled home with 3 bedrooms (one on the main floor, currently used as a office with full bath across the hallway) plus multi-purpose loft, features newer appliances, flooring and designer influences throughout, as well as a firepl... [More](#)

ML# OC18295921

12 Conch Reef



Aliso Viejo • [Map](#)

Closed • [Townhouse](#)

List / Sold:
\$638,000 / \$650,000 ↑

12 days on the market • Sold On 03/29/2019

3 beds, 3 baths • 1,860 sqft • 2,618 sqft lot • \$349.46/sqft • Built in 1992

Largest floor plan of almost 1900 sqft of functional space in this rarely on the market, end unit offers exceptional curb appeal with full driveway. Tasteful upgrades throughout! Gorgeous, wood like porcelain tile flooring allow worry & maintenance free enjoyment and entertainment! Designer paint brings warmth and drama to formal space with 2 story ceiling, spacious dining room will accomodate large ga... [More](#)

ML# OC19040349

29 Lighthouse PI



Aliso Viejo • [Map](#)

Closed • [Condominium](#)

List / Sold:
\$659,950 / \$650,000 ↓

40 days on the market • Sold On 11/07/2018

3 beds, 3 baths • 1,850 sqft • 2,618 sqft lot • \$351.35/sqft • Built in 1991

Fantastic Price Improvement! Welcome home to "Windwards" in beautiful Aliso Viejo! This Move In ready, spacious and highly upgraded home boasts 3 bedrooms plus 2.5 bathrooms! The Main Floor features New Paint and Flooring throughout! Living Room with cozy gas Fireplace and Volume Ceilings with tons of natural light! Formal Dining Room! Remodeled Kitchen with Gorgeous Cabinets, Granite, Fixtures, W... [More](#)

ML# OC18222788

41 Tortuga Cay



Aliso Viejo • [Map](#)

Closed • [Townhouse](#)

List / Sold:

\$685,000 / \$675,000 ↓

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

3 beds, 3 baths • 1,860 sqft • 2,618 sqft lot • \$362.90/sqft • Built in 1993

AWESOME FLOOR PLAN, PRIME END UNIT LOCATION WITH FULL DRIVEWAY AND UPGRADES THROUGHOUT! 10+ curb appeal and tastefully landscaped planters surrounding the walkway, inviting foyer leading to large living room with high ceilings, plenty of windows and designer accented fireplace, formal dining room and separate family room. Spectacular kitchen with stone accented counter tops with designer back splash, b... [More](#)

ML# OC18272220



Fannie Mae 1004MC Statistics Summary.

Prepared By: Diane Cirignani

Listings as of **04/02/19 at 10:06 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 'Windwards (WDW)'

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	1	8
Absorption Rate (Total Sales/Months)	0.00	0.33	2.67
Total # of Comparable Active Listings	1	3	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	9.00	0.38
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$650,000	\$590,000
Median Comparable Sales DOM	0	40	26
Median Comparable List Price (Listings Only)	\$659,950	\$590,000	\$508,000
Median Comparable Listings DOM (Listings Only)	40	26	11
Median Sale Price / Median List Price %	0.00%	98.49%	97.93%

**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.*