

— MARKET INSIDER REPORT —

IRVINE WOODBRIDGE SOUTH HOMES

Wednesday, August 14, 2024

Courtesy of Li (Charlton) Wang

Broker



5 12

10

8

6

11

2 1

13

9

4 7

IRVINE WOODBRIDGE SOUTH HOMES

MARKET SNAPSHOT

The Irvine Woodbridge South area has had the median sale price increase by 45.1% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$3,300,000

Sold on February 10, 2024

Average sale price of Homes

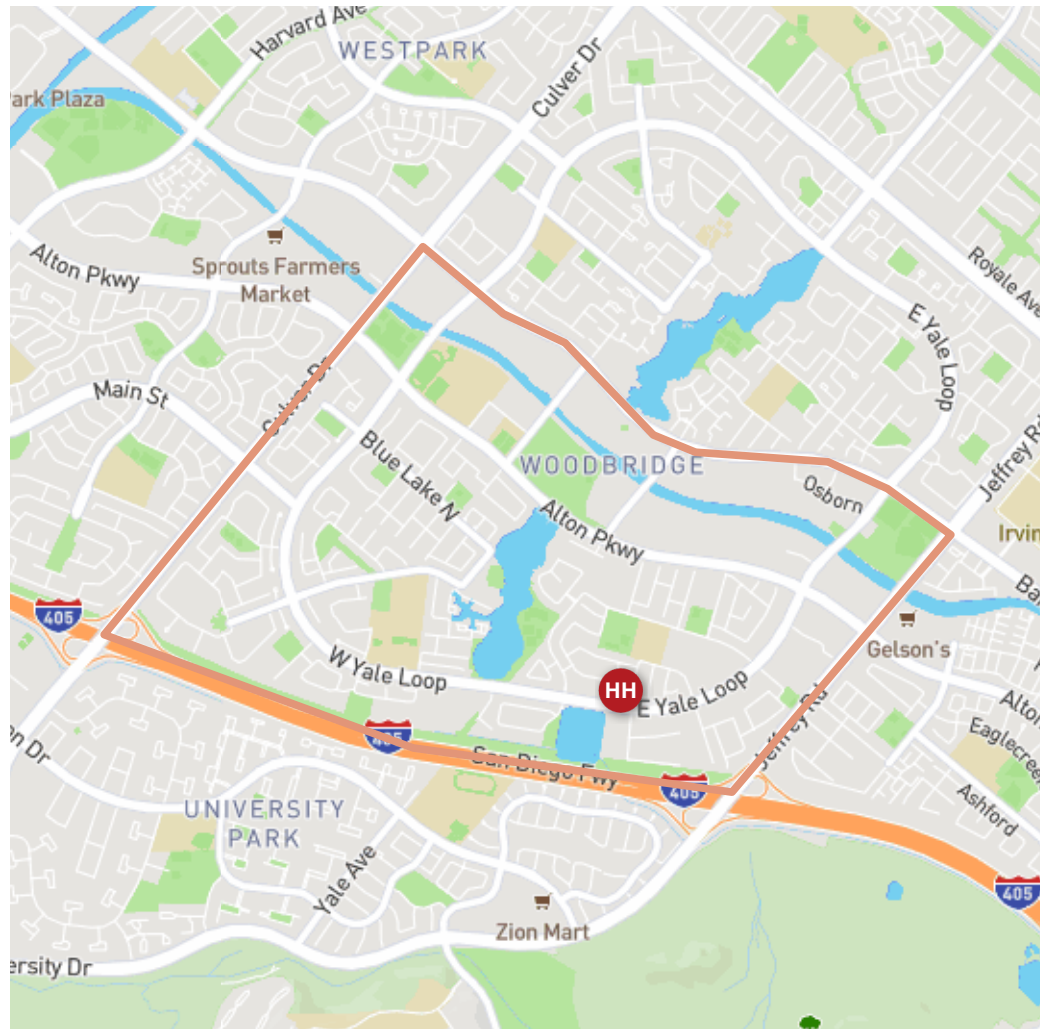
\$1,910,346

Median sale price of Homes

\$1,781,500



**Up 45.1% since
July 2023**



IRVINE WOODBRIDGE SOUTH HOMES MARKET PERFORMANCE

The number of Irvine Woodbridge South individual home sales increased by 30% in this period, with 26 sold vs 20 in the previous 12 months.



Recently Sold
Homes: 26



Currently Active
Homes: 3



Currently Pending
Homes: 0



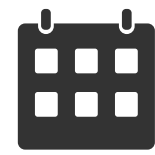
Total Individual Homes in Area
Individual Homes: 1,180



12 Month Turn Over Rate
Homes: 2.2%



Average Days on Market
Homes: 19



Average Years in Home
Homes: 17

IRVINE WOODBRIDGE SOUTH HOMES

AVERAGE PRICES

As of August 14, 2024, Irvine Woodbridge South median sales price for homes increased by 45.1% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$3,300,000

↑ 90.8%
Last 12 months



Median Sales Price

\$1,781,500

↑ 45.1%
Last 12 months



Lowest Sales Price

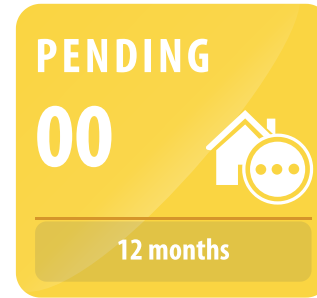
\$1,200,000

↑ 33.3%
Last 12 months

IRVINE WOODBRIDGE SOUTH HOMES

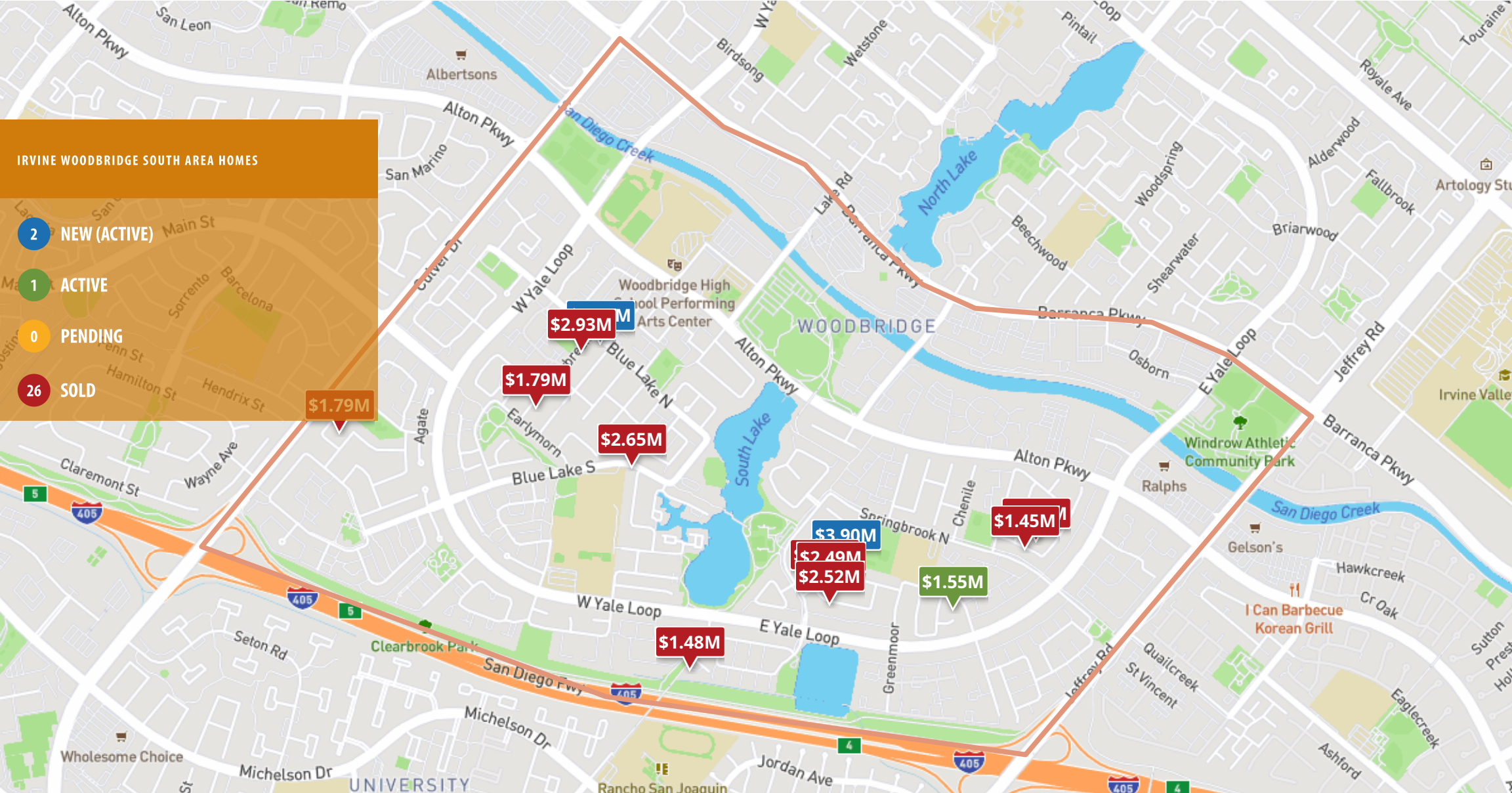
FAST FACTS

Last 12 months



IRVINE WOODBRIDGE SOUTH AREA HOMES

- 2 NEW (ACTIVE)
- 1 ACTIVE
- 0 PENDING
- 26 SOLD



ACTIVE

03



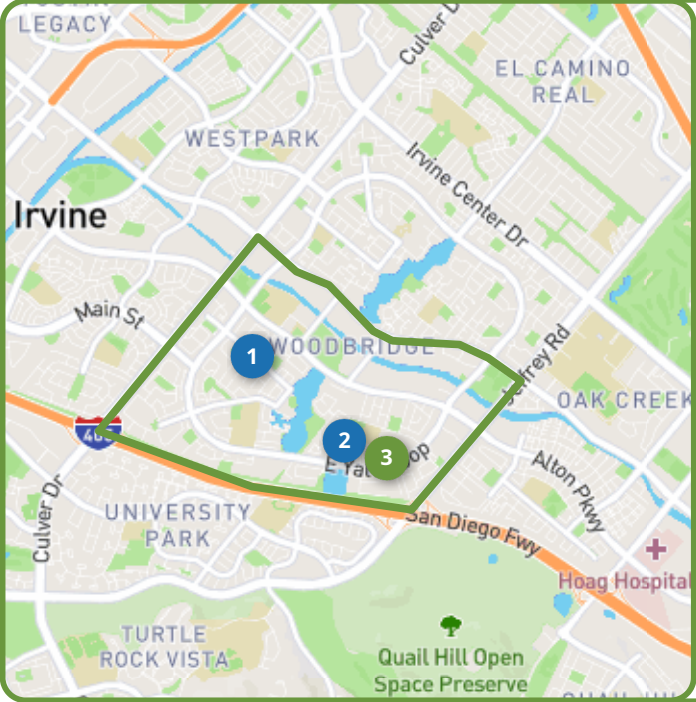
August 14, 2024

IRVINE WOODBRIDGE SOUTH

Market Report

ACTIVE HOME LISTINGS

Wednesday August 14, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	1 Sunriver	3	2	1,936	\$1,898,888	\$981	22
2	19 Foxboro	5	4	4,288	\$3,895,000	\$908	25
3	7 Sand	3	3	1,786	\$1,550,000	\$868	32

Showing the most recent 3 of a total of 3 active listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
Text me at (626) 353-4278 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

IRVINE WOODBRIDGE SOUTH HOMES

ACTIVE LISTINGS

As Of Wednesday August 14, 2024



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SOLD

26



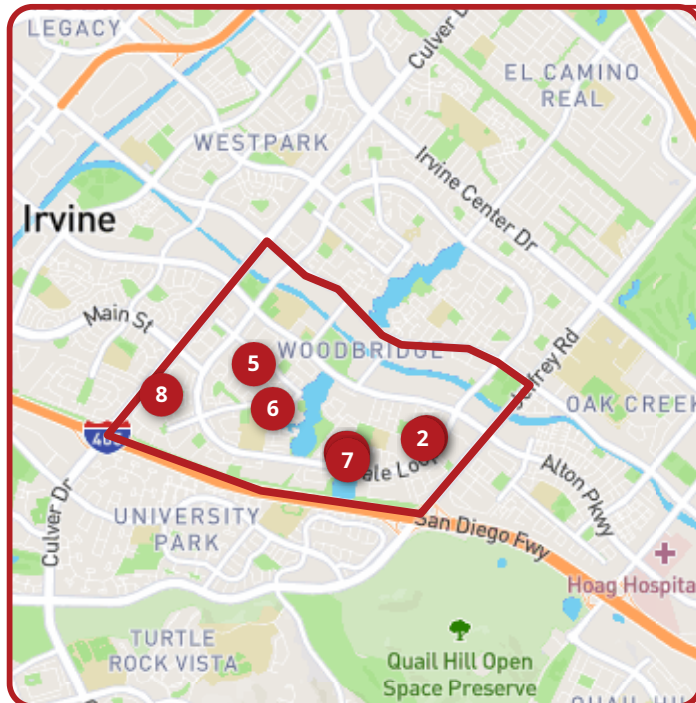
August 14, 2024

IRVINE WOODBRIDGE SOUTH

Market Report

RECENT HOME SALES

Wednesday August 14, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	21 Silkberry	3	3	1,786	\$1,590,000	\$1,570,000	07-2-2024	23
2	16 Silkberry	3	3	1,786	\$1,500,000	\$1,450,000	06-25-2024	50
3	48 Emerald	5	4	2,837	\$2,480,000	\$2,550,000	06-11-2024	8
4	50 Emerald	4	3	2,800	\$2,480,000	\$2,490,000	05-15-2024	11
5	9 Daybreak	4	3	3,117	\$2,979,000	\$2,930,000	05-14-2024	8
6	2 Rainstar	4	3	2,728	\$2,488,800	\$2,650,000	05-10-2024	6
7	55 Emerald	4	3	2,458	\$2,380,000	\$2,520,000	04-12-2024	9
8	35 Whistling Isle	4	3	1,852	\$1,785,000	\$1,785,000	04-9-2024	6

Showing the most recent 8 of a total of 26 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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IRVINE WOODBRIDGE SOUTH HOMES

SOLD LISTINGS

As Of Wednesday August 14, 2024



Showing the most recent 8 of a total of 26 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

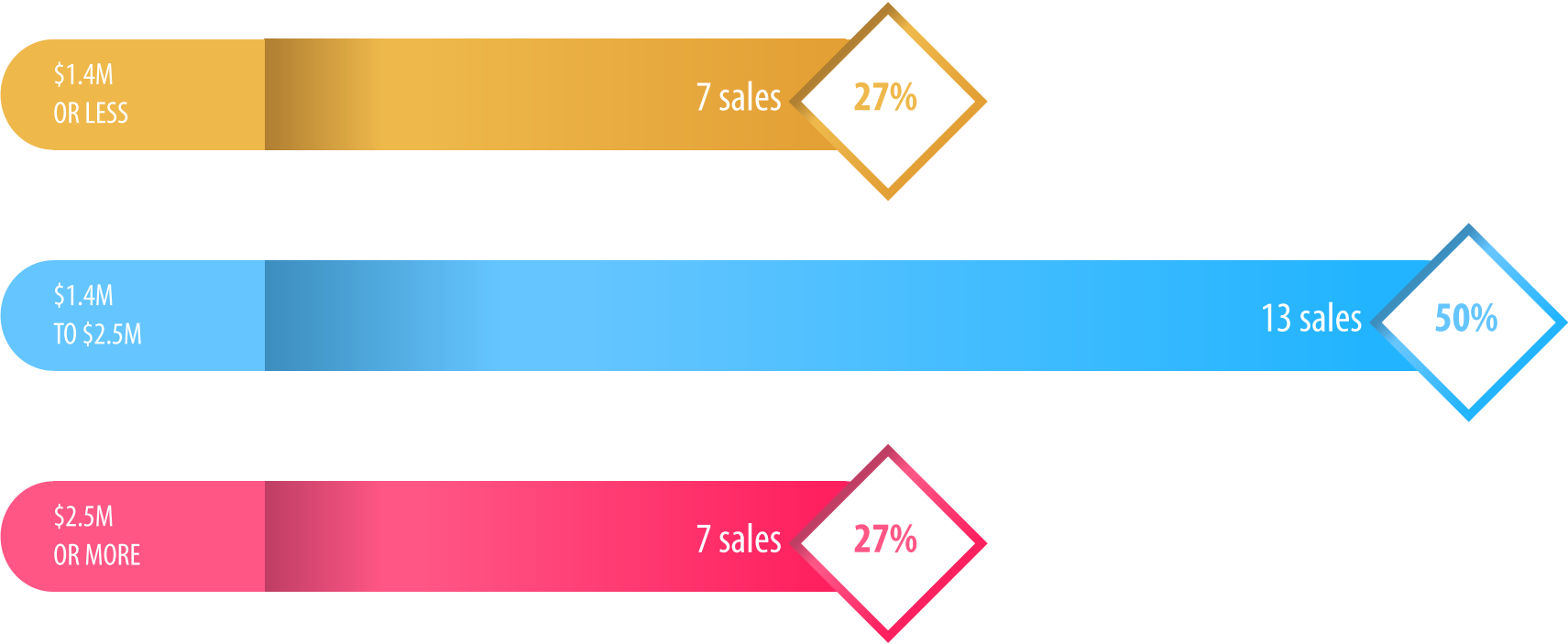
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RECENT SALES BREAKDOWN

Last 12 Months

As of August 14, 2024

Irvine Woodbridge South Homes



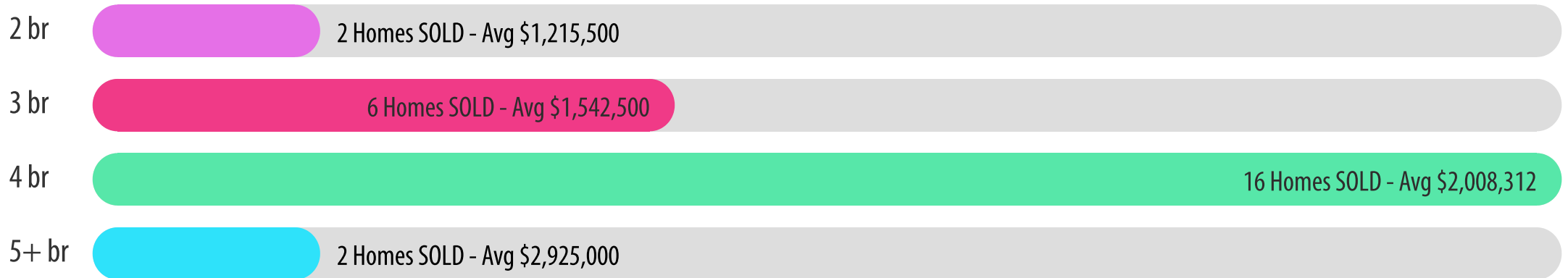
19

Average Days on Market

IRVINE WOODBRIDGE SOUTH HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine Woodbridge South has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

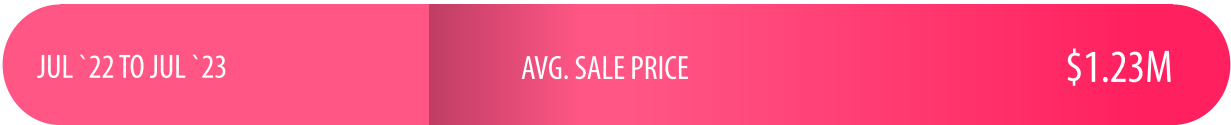
As of August 14, 2024

Irvine Woodbridge South Homes



Last 12 Months
101.33%

Average Days on Market 19



Previous 12 Months
99.33%

Average Days on Market 28



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE WOODBRIDGE SOUTH HOMES

Last 12 Months

RECENT SALES



26

As of August 14, 2024

IRVINE WOODBRIDGE SOUTH HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.91m

Up from \$1.23m

As of August 14, 2024

IRVINE WOODBRIDGE SOUTH HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

19

As of August 14, 2024

What does this
mean for you?

Your home VALUE may be much higher than
you thought!

TEXT OR CALL ME

For Your Custom Home Value Analysis



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ABOUT ME

As a professional real estate advisor, my focus is on ensuring client satisfaction. With years of experience in the industry, I am equipped to assist you with all your real estate needs. Whether it's finding your dream home, securing the best loan, or maximizing the value of your property when selling, I am here to guide you every step of the way. Communication is crucial to me, and I believe in keeping you informed throughout the entire process. My dedication to providing exceptional service has led to satisfied clients who have become my best source of referrals. Allow me the opportunity to earn your business, and I am confident that you will be delighted with the results.