

— MARKET INSIDER REPORT —

IRVINE WOODBRIDGE SOUTH HOMES

Tuesday, July 16, 2024

Courtesy of Li (Charlton) Wang

Broker



5

10

8

6

2

4

11

9

IRVINE WOODBRIDGE SOUTH HOMES

MARKET SNAPSHOT

The Irvine Woodbridge South area has had the median sale price increase by 34.3% 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

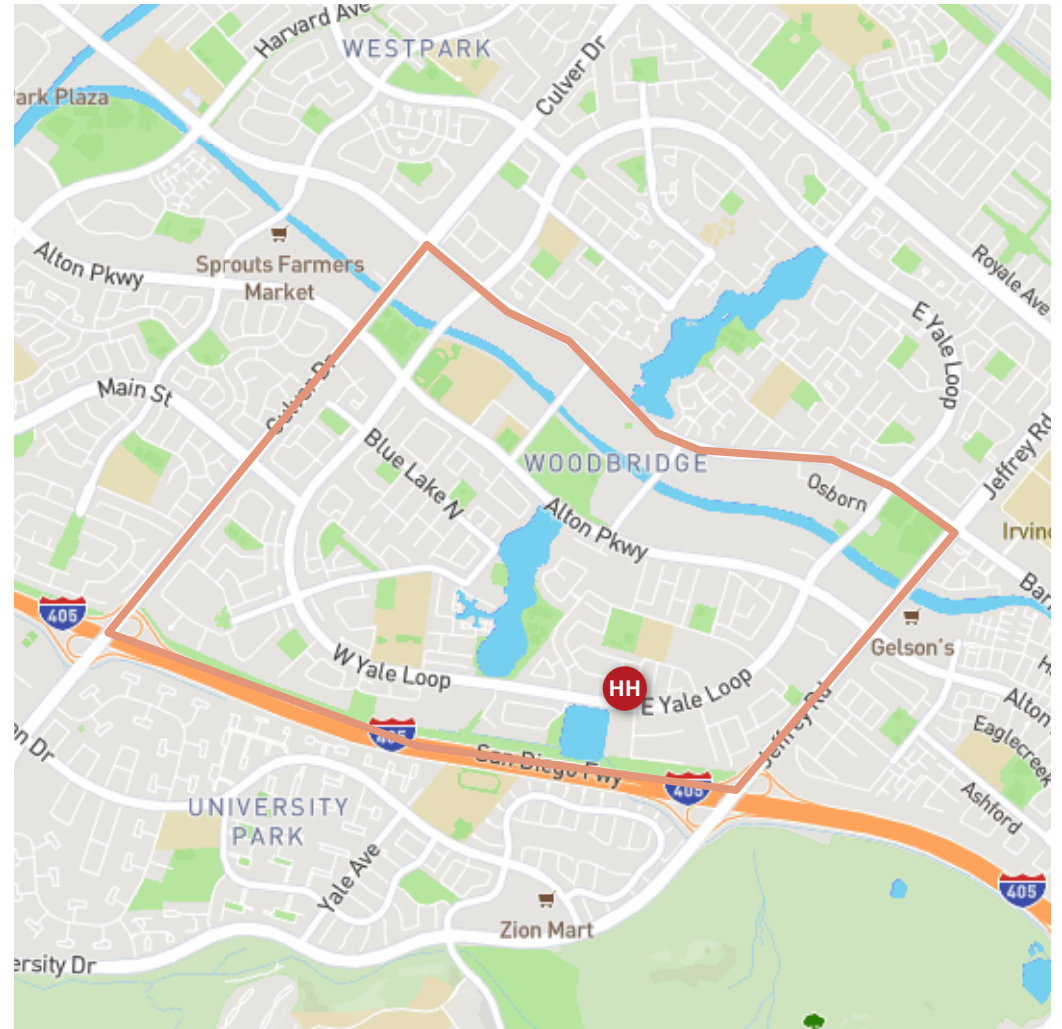
\$1,833,241

Median sale price of Homes

\$1,600,000



**Up 34.3% since
June 2023**



IRVINE WOODBRIDGE SOUTH HOMES

MARKET PERFORMANCE

The number of Irvine Woodbridge South individual home sales increased by 53% in this period, with 29 sold vs 19 in the previous 12 months.



Recently Sold
Homes: 29



Currently Active
Homes: 1



Currently Pending
Homes: 0



Total Individual Homes in Area
Individual Homes: 1,180



12 Month Turn Over Rate
Homes: 2.5%



Average Days on Market
Homes: 17



Average Years in Home
Homes: 17

IRVINE WOODBRIDGE SOUTH HOMES

AVERAGE PRICES

As of July 16, 2024, Irvine Woodbridge South median sales price for homes increased by 34.3% 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

\$1,600,000

↑ 34.3%

Last 12 months



Lowest Sales Price

\$1,000,000

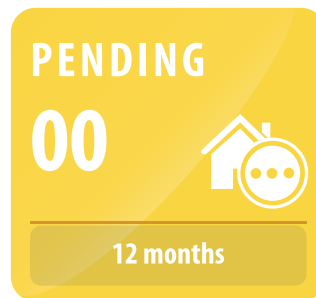
↑ 20.1%

Last 12 months

IRVINE WOODBRIDGE SOUTH HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

17



AVERAGE LIST PRICE
PER SQUARE FOOT

\$823

Up from \$772



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$838

Up from \$765

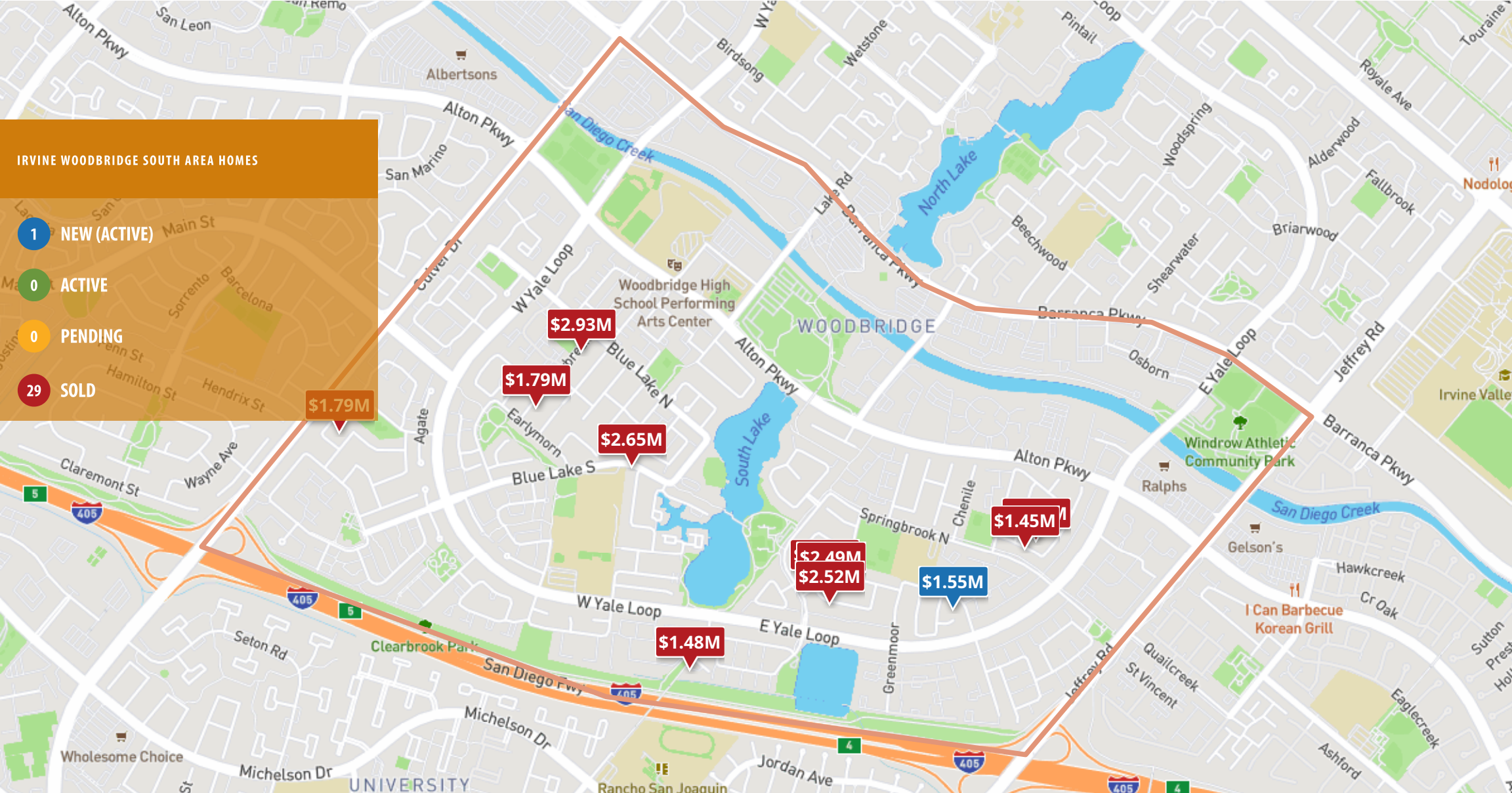


AVERAGE SALE PRICE
TO LIST PRICE

101.6%

IRVINE WOODBRIDGE SOUTH AREA HOMES

- 1 NEW (ACTIVE)
- 0 ACTIVE
- 0 PENDING
- 29 SOLD



ACTIVE

01



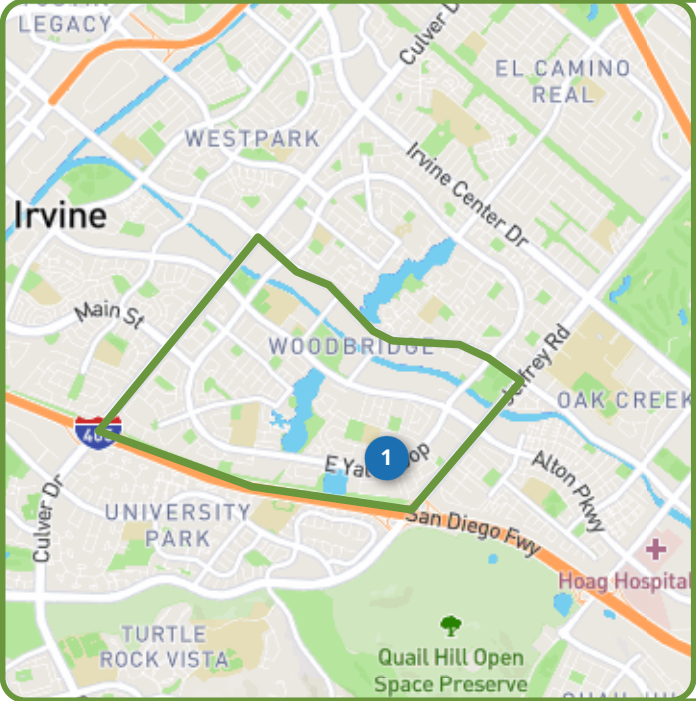
July 16, 2024

IRVINE WOODBRIDGE SOUTH

Market Report

ACTIVE HOME LISTINGS

Tuesday July 16, 2024



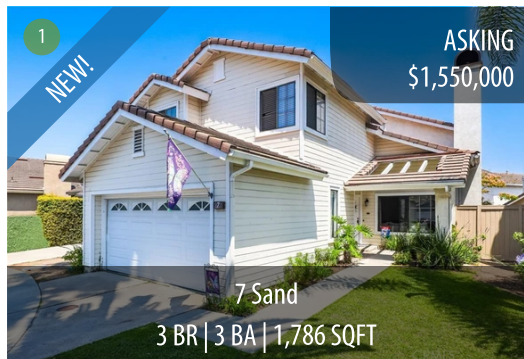
	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	7 Sand	3	3	1,786	\$1,550,000	\$868	3

Showing the most recent 1 of a total of 1 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 Tuesday July 16, 2024



Showing the most recent 1 of a total of 1 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.

SOLD

29



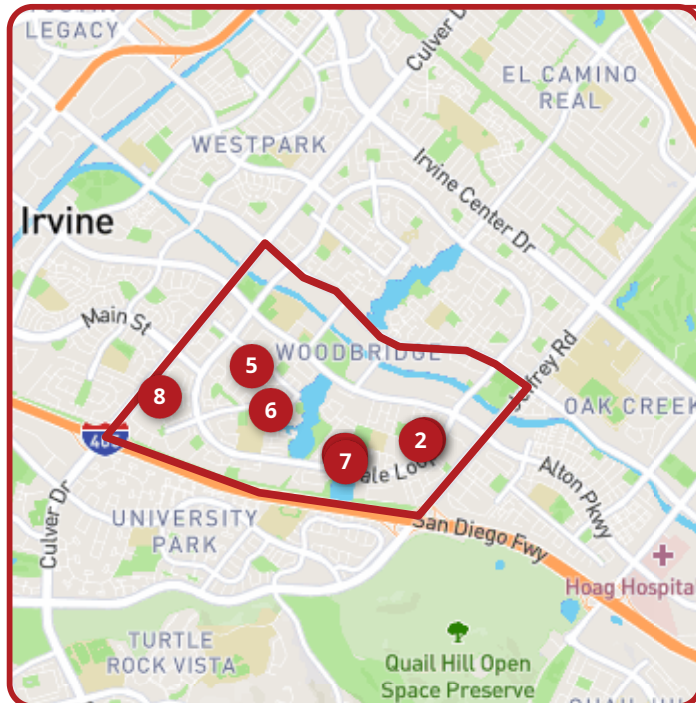
July 16, 2024

IRVINE WOODBRIDGE SOUTH

Market Report

RECENT HOME SALES

Tuesday July 16, 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 29 sold 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

SOLD LISTINGS

As Of Tuesday July 16, 2024



Showing the most recent 8 of a total of 29 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

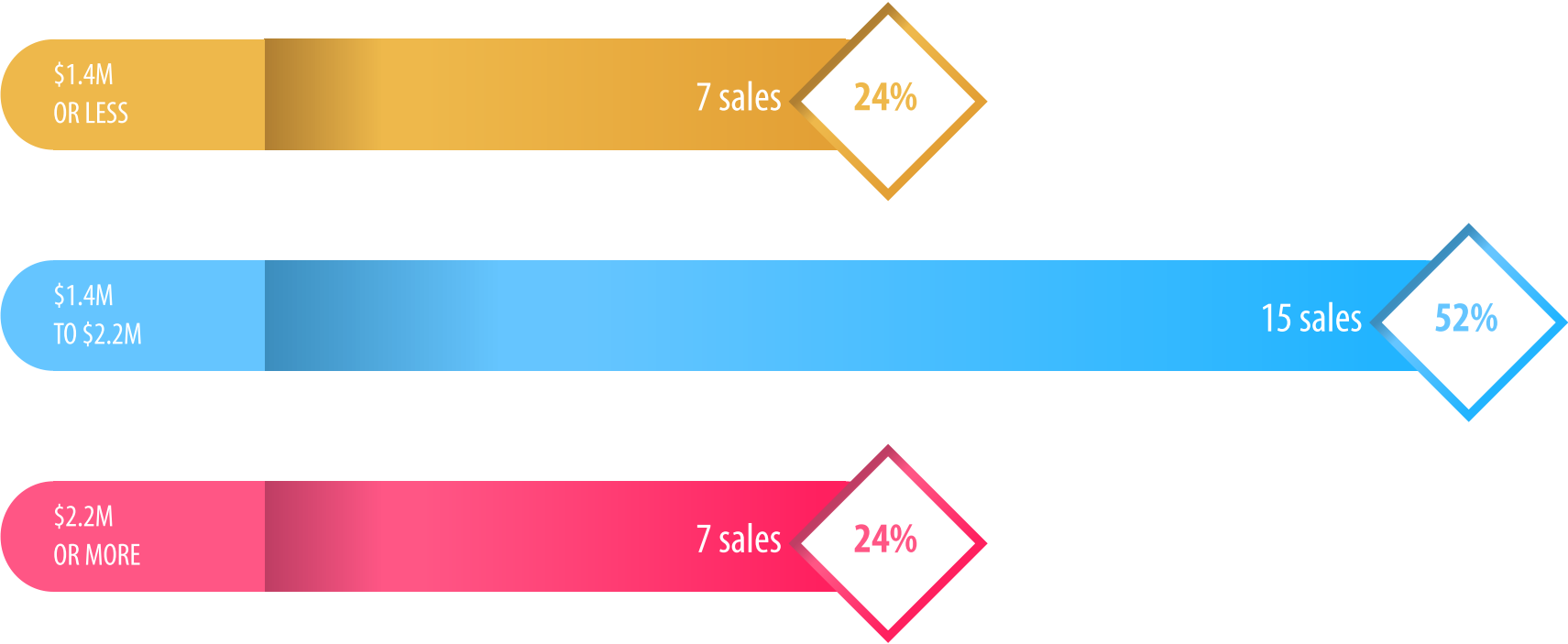
Text me at (626) 353-4278 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

RECENT SALES BREAKDOWN

Last 12 Months

As of July 16, 2024

Irvine Woodbridge South Homes



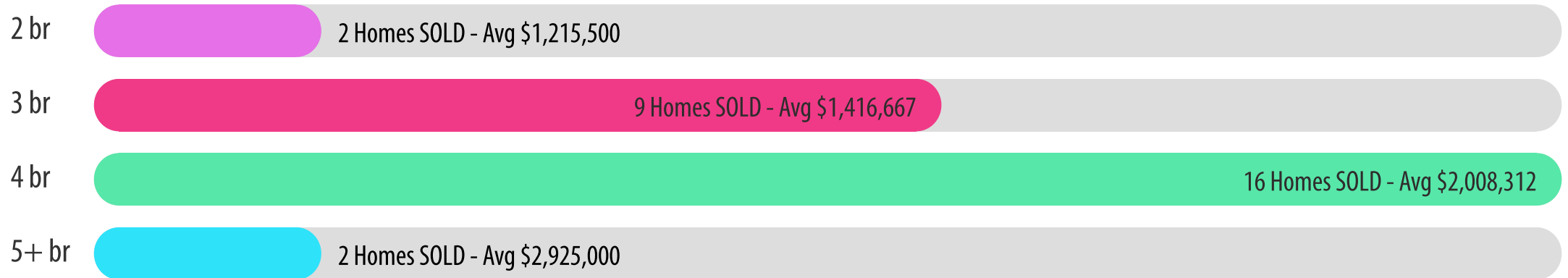
17

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

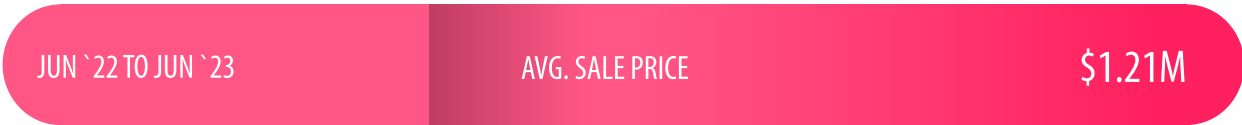
As of July 16, 2024

Irvine Woodbridge South Homes



Last 12 Months
101.58%

Average Days on Market 17



Previous 12 Months
98.67%

Average Days on Market 31



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE WOODBRIDGE SOUTH HOMES

Last 12 Months

RECENT SALES



29

As of July 16, 2024

IRVINE WOODBRIDGE SOUTH HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.83m

Up from \$1.21m

As of July 16, 2024

IRVINE WOODBRIDGE SOUTH HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

17

As of July 16, 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



LI (CHARLTON) WANG

Coldwell Banker New Century

01957892

(626) 353-4278

www.cbnewcentury.com



charlton@cbnewcentury.com | 960 E. Las Tunas Dr. Suite A | San Gabriel, CA 91776

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.