

— MARKET INSIDER REPORT —

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Wednesday, August 14, 2024

Courtesy of Li (Charlton) Wang

Broker



IRVINE-WOODBRIDGE NORTH SIDE HOMES

MARKET SNAPSHOT

The Irvine-woodbridge north side area has had the median sale price increase by 8.4% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$2,928,000

Sold on November 1, 2023

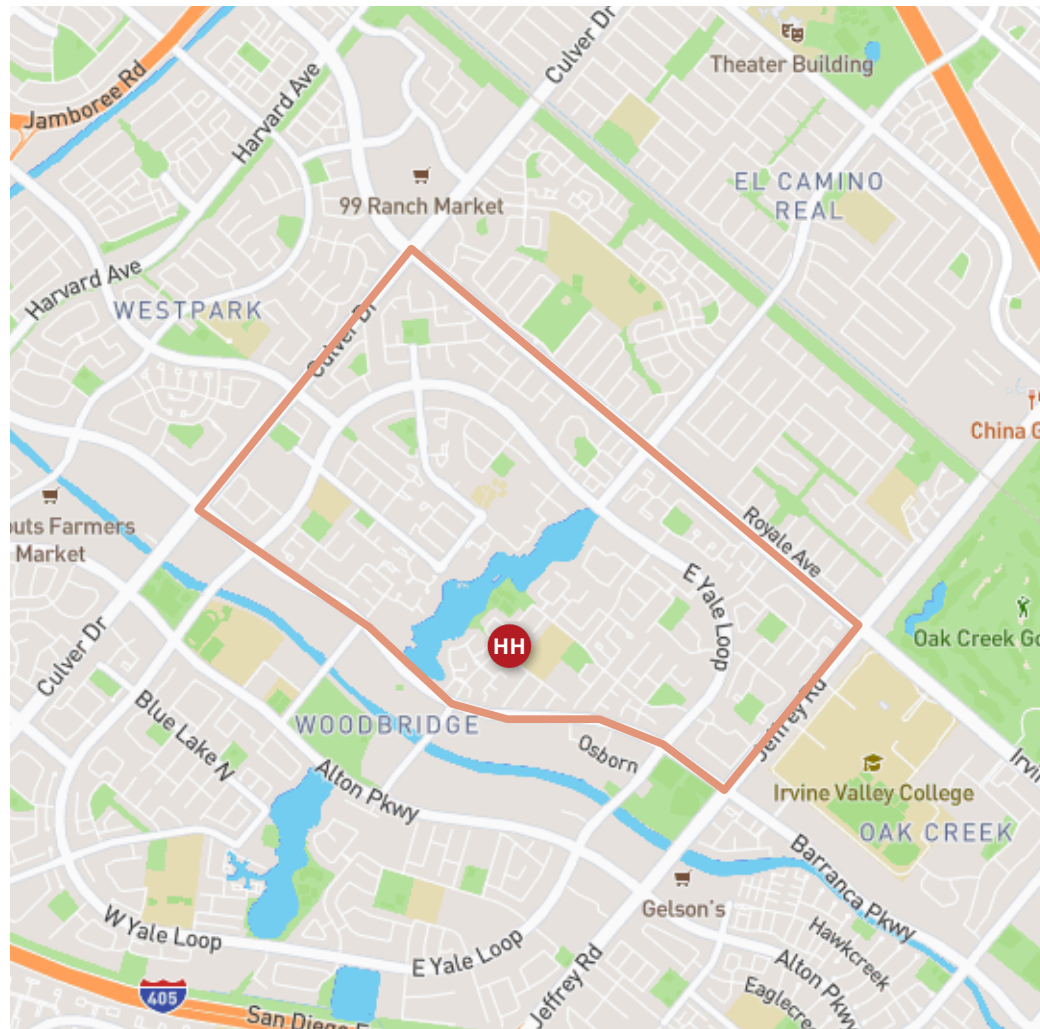
Average sale price of Homes

\$1,738,594

Median sale price of Homes

\$1,625,000

↑ Up 8.4% since
July 2023



IRVINE-WOODBRIDGE NORTH SIDE HOMES

MARKET PERFORMANCE

The number of Irvine-woodbridge north side individual home sales increased by 52% in this period, with 35 sold vs 23 in the previous 12 months.



Recently Sold
Homes: 35



Currently Active
Homes: 8



Currently Pending
Homes: 1



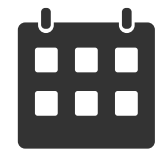
Total Individual Homes in Area
Individual Homes: 1,627



12 Month Turn Over Rate
Homes: 2.1%



Average Days on Market
Homes: 16



Average Years in Home
Homes: 16

IRVINE-WOODBRIDGE NORTH SIDE HOMES

AVERAGE PRICES

As of August 14, 2024, Irvine-woodbridge north side median sales price for homes increased by 8.4% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$2,928,000

↓ 2.4%

Last 12 months



Median Sales Price

\$1,625,000

↑ 8.4%

Last 12 months



Lowest Sales Price

\$950,000

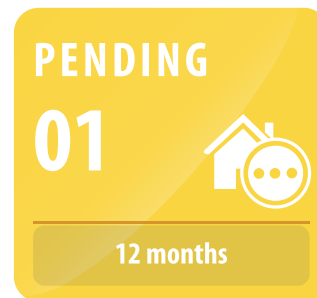
↑ 7.3%

Last 12 months

IRVINE-WOODBRIDGE NORTH SIDE HOMES

FAST FACTS

Last 12 months



ACTIVE

08



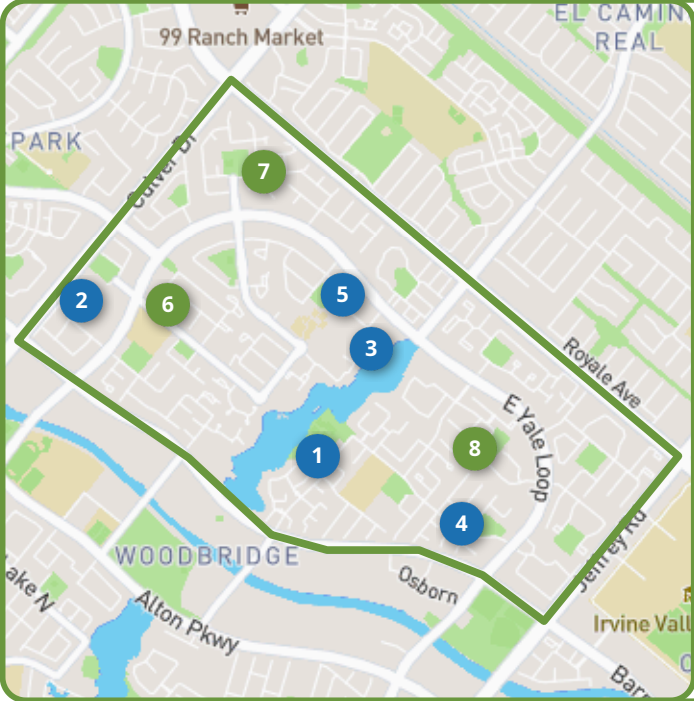
August 14, 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

ACTIVE HOME LISTINGS

Wednesday August 14, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	24 Beechwood	5	3	3,168	\$2,589,000	\$817	5
2	8 Tanglewood Drive	3	3	1,851	\$1,349,900	\$729	6
3	29 Shorebird	5	3	2,729	\$2,398,000	\$879	10
4	4 Woodsorrel	4	3	1,946	\$2,000,000	\$1,028	14
5	124 Nighthawk	5	5	4,145	\$3,490,000	\$842	21
6	8 Sandpiper	5	3	1,946	\$1,995,000	\$1,025	46
7	27 Redhawk	4	3	1,946	\$1,828,000	\$939	46
8	48 Ashwood	5	3	2,972	\$2,400,000	\$808	82

Showing the most recent 8 of a total of 8 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 NORTH SIDE HOMES

ACTIVE LISTINGS

As Of Wednesday August 14, 2024



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PENDING

01



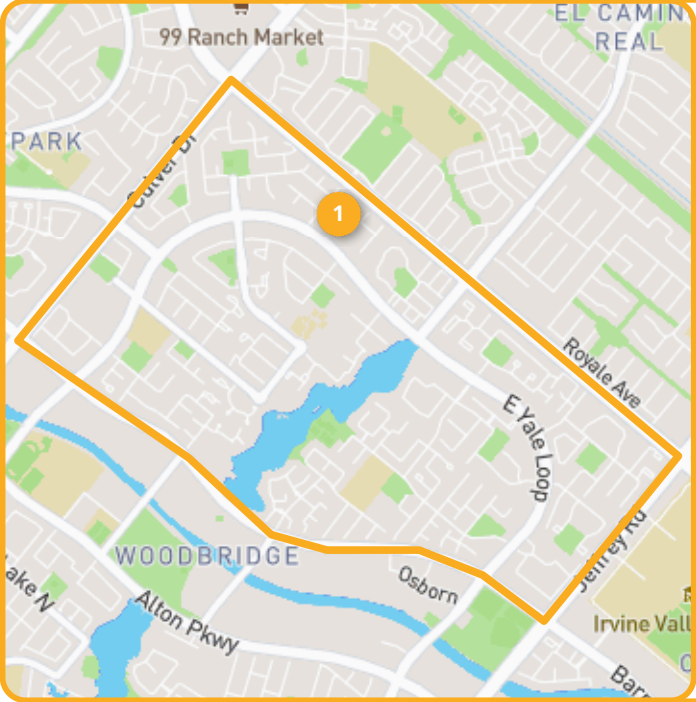
August 14, 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

PENDING HOME LISTINGS

Wednesday August 14, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	3 Elmwood	4	3	2,129	\$1,795,000	\$843	1

Showing the most recent 1 of a total of 1 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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IRVINE-WOODBRIDGE NORTH SIDE HOMES

PENDING LISTINGS

As Of Wednesday August 14, 2024



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SOLD

35



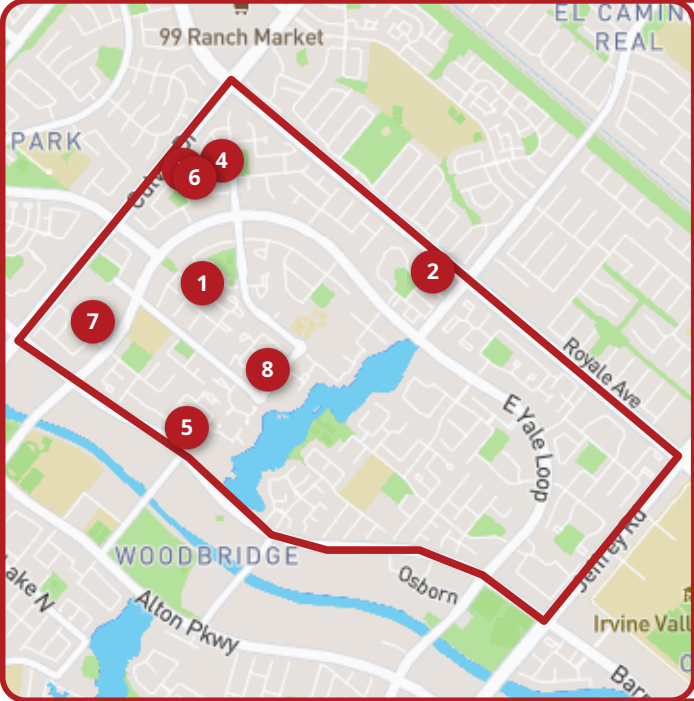
August 14, 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

RECENT HOME SALES

Wednesday August 14, 2024



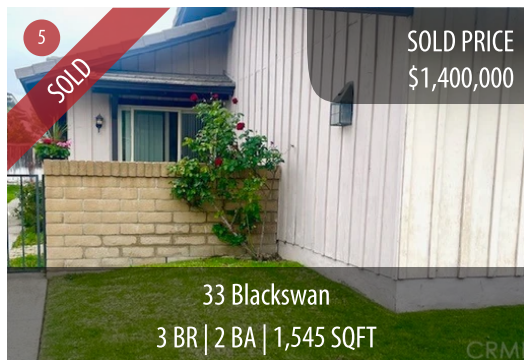
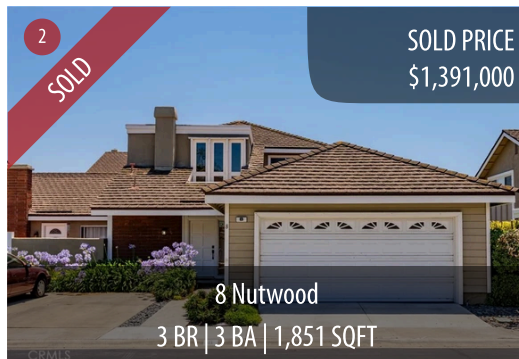
	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	39 Sandpiper	4	2	2,076	\$2,298,000	\$2,080,000	08-2-2024	11
2	8 Nutwood	3	3	1,851	\$1,349,900	\$1,391,000	07-29-2024	7
3	25 Bluejay	3	2	1,520	\$1,598,000	\$1,600,000	07-24-2024	38
4	12 Gatewood	3	2	1,220	\$850,000	\$950,000	07-17-2024	7
5	33 Blackswan	3	2	1,545	\$1,525,000	\$1,400,000	07-11-2024	20
6	22 Bluejay	4	3	2,673	\$1,980,000	\$1,980,000	07-10-2024	15
7	23 Woodland Drive	3	2	1,321	\$1,200,000	\$1,330,000	06-20-2024	10
8	7 Crosscreek	4	3	2,384	\$1,989,888	\$2,100,000	06-17-2024	7

Showing the most recent 8 of a total of 35 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 NORTH SIDE HOMES

SOLD LISTINGS

As Of Wednesday August 14, 2024



Showing the most recent 8 of a total of 35 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

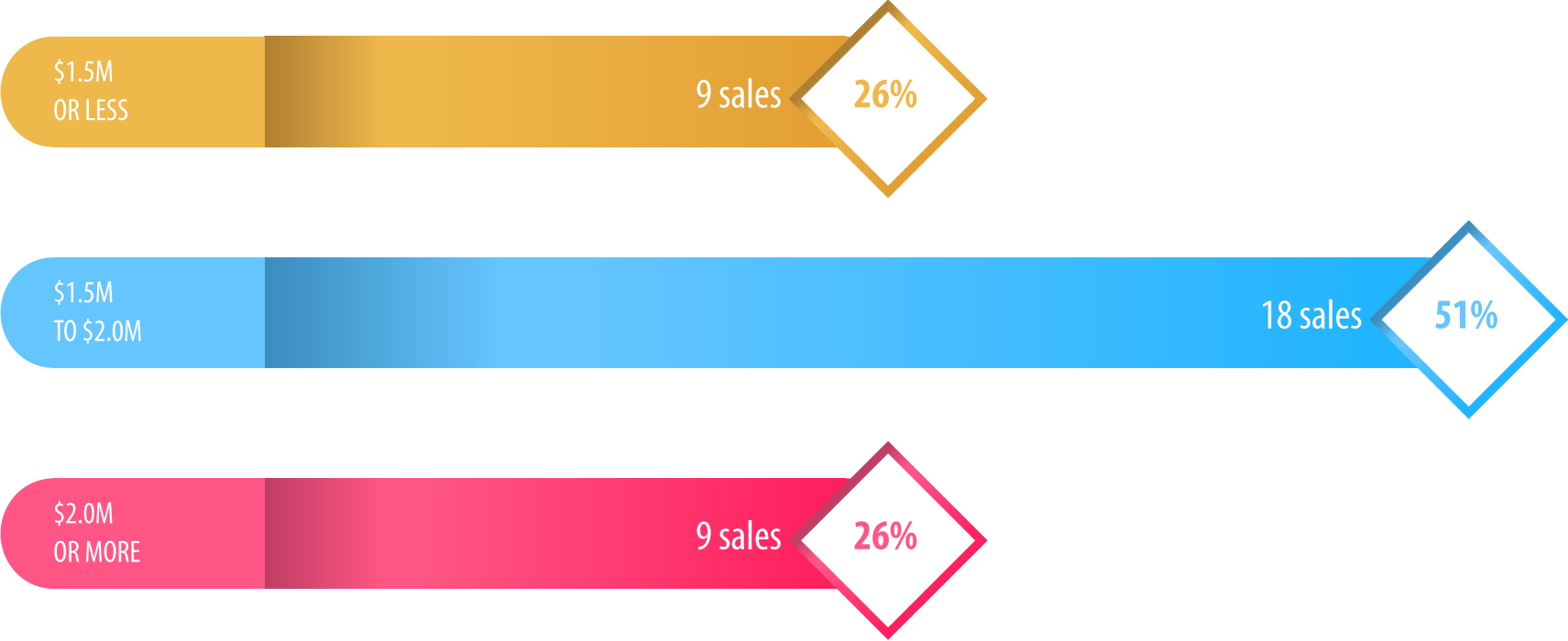
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RECENT SALES BREAKDOWN

Last 12 Months

As of August 14, 2024

Irvine-woodbridge north side Homes



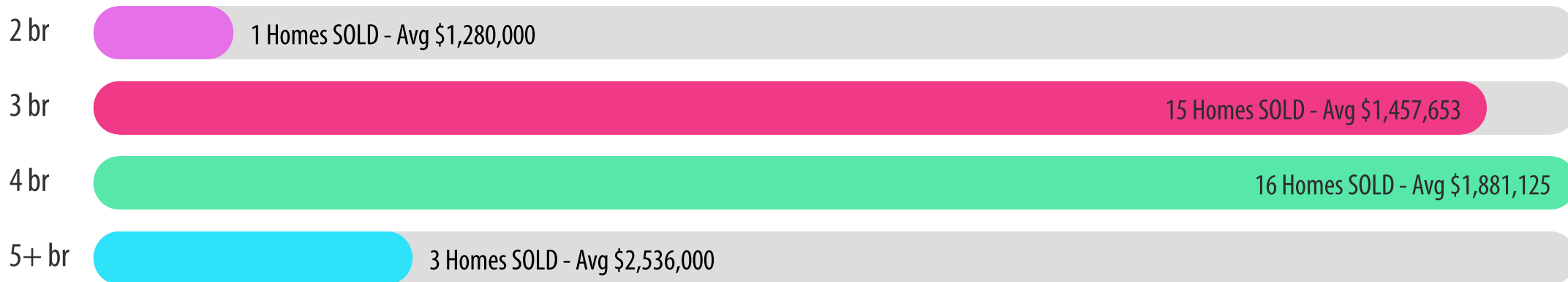
16

Average Days on Market

IRVINE-WOODBRIDGE NORTH SIDE HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine-woodbridge north side 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 north side Homes



Last 12 Months

101.09%

Average Days on Market 16



Previous 12 Months

100.45%

Average Days on Market 20



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 Months

RECENT SALES



35

As of August 14, 2024

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.74m

Up from \$1.55m

As of August 14, 2024

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

16

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.