

— MARKET INSIDER REPORT —

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Tuesday, June 18, 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 10.0% 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

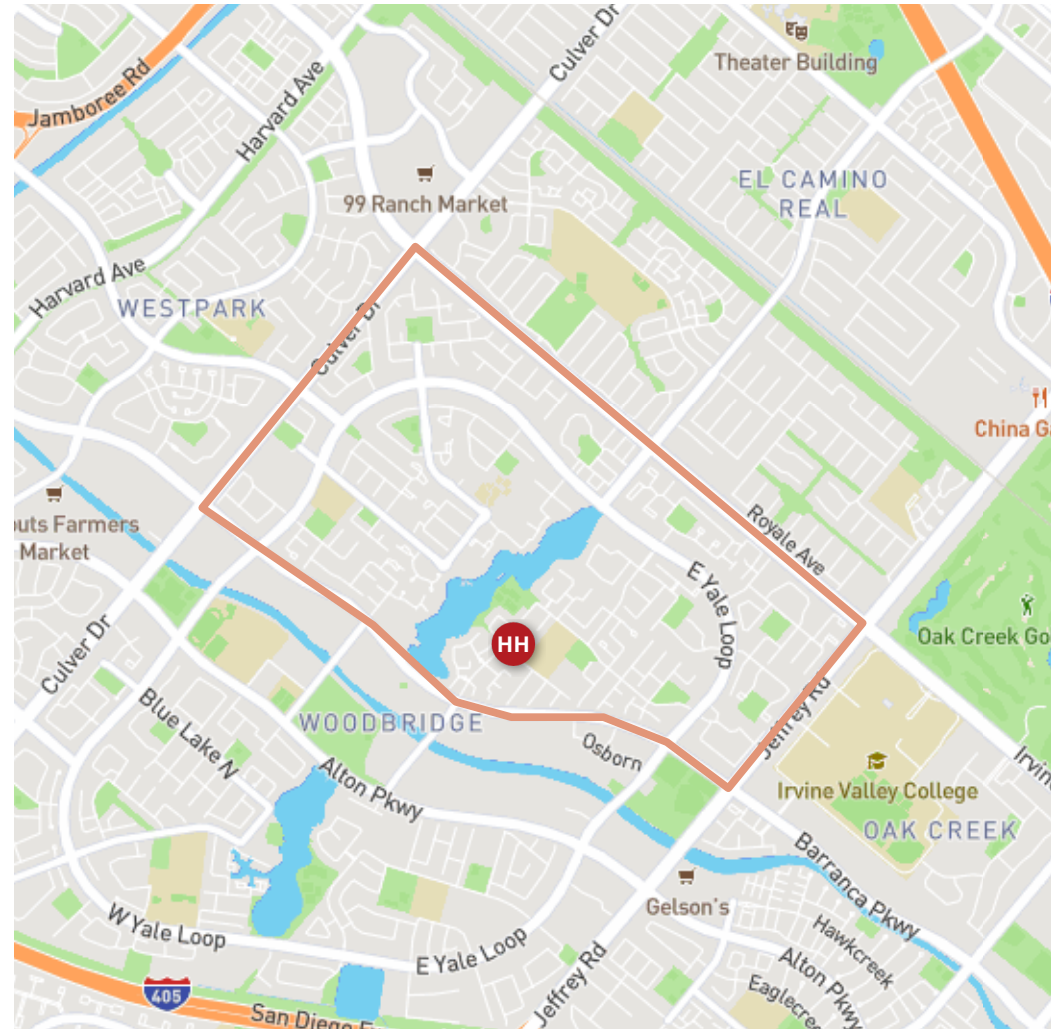
\$1,778,542

Median sale price of Homes

\$1,650,000



**Up 10.0% since
May 2023**



IRVINE-WOODBRIDGE NORTH SIDE HOMES

MARKET PERFORMANCE

The number of Irvine-woodbridge north side individual home sales increased by 19% in this period, with 31 sold vs 26 in the previous 12 months.



Recently Sold
Homes: 31



Currently Active
Homes: 2



Currently Pending
Homes: 5



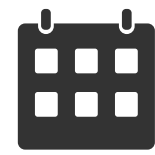
Total Individual Homes in Area
Individual Homes: 1,627



12 Month Turn Over Rate
Homes: 1.9%



Average Days on Market
Homes: 13



Average Years in Home
Homes: 16

IRVINE-WOODBRIDGE NORTH SIDE HOMES

AVERAGE PRICES

As of June 18, 2024, Irvine-woodbridge north side median sales price for homes increased by 10.0% 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

\$1,650,000

↑ 10.0%

Last 12 months



Lowest Sales Price

\$1,050,000

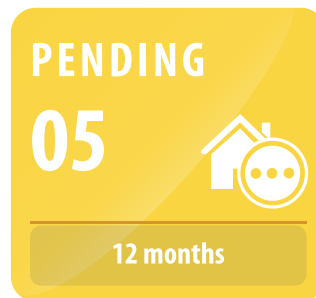
↑ 18.6%

Last 12 months

IRVINE-WOODBRIDGE NORTH SIDE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

13



AVERAGE LIST PRICE
PER SQUARE FOOT

\$861

Up from \$729



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$878

Up from \$736

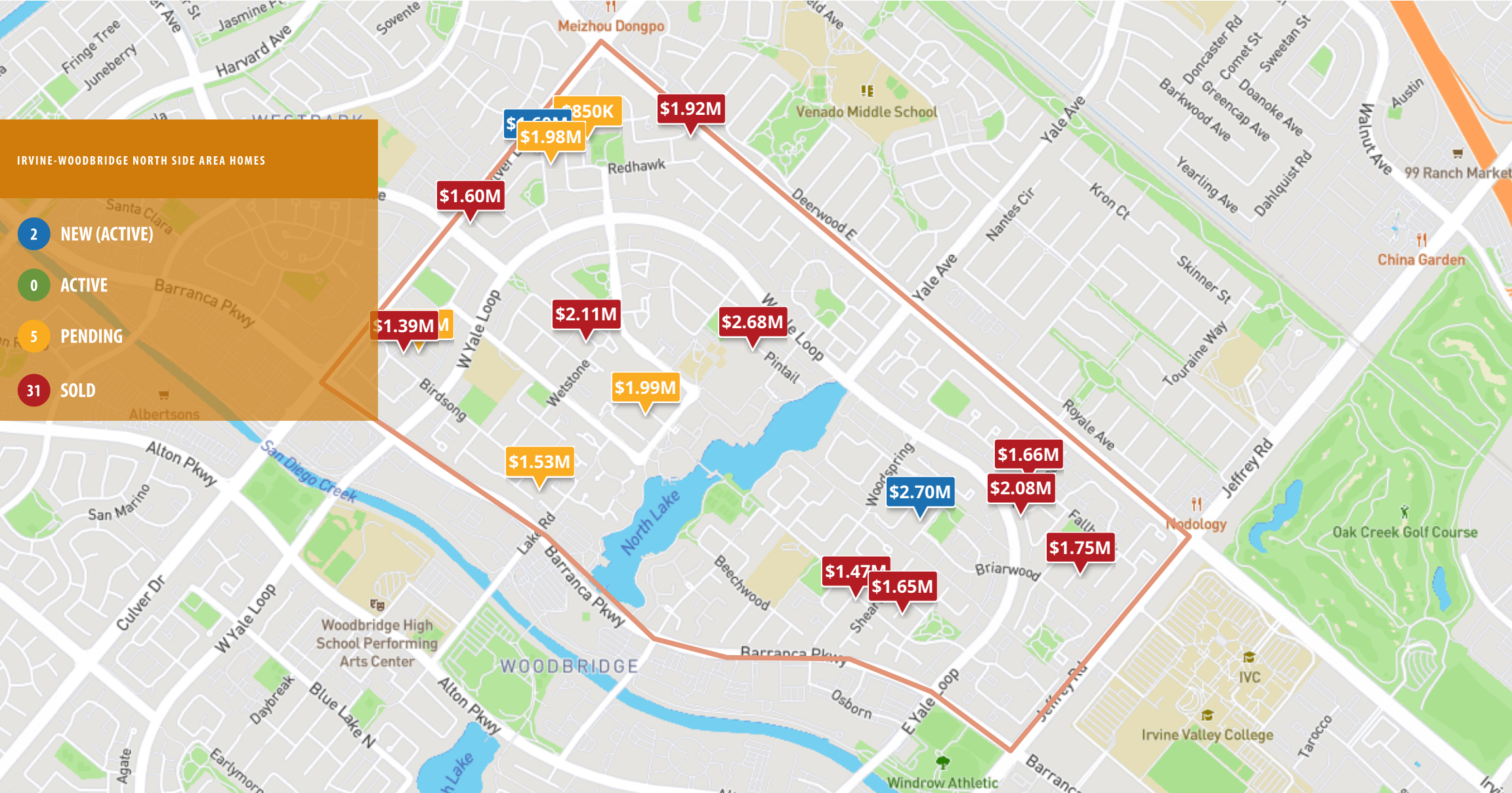


AVERAGE SALE PRICE
TO LIST PRICE

101.5%

IRVINE-WOODBRIDGE NORTH SIDE AREA HOMES

- 2 NEW (ACTIVE)
- 0 ACTIVE
- 5 PENDING
- 31 SOLD



ACTIVE

02



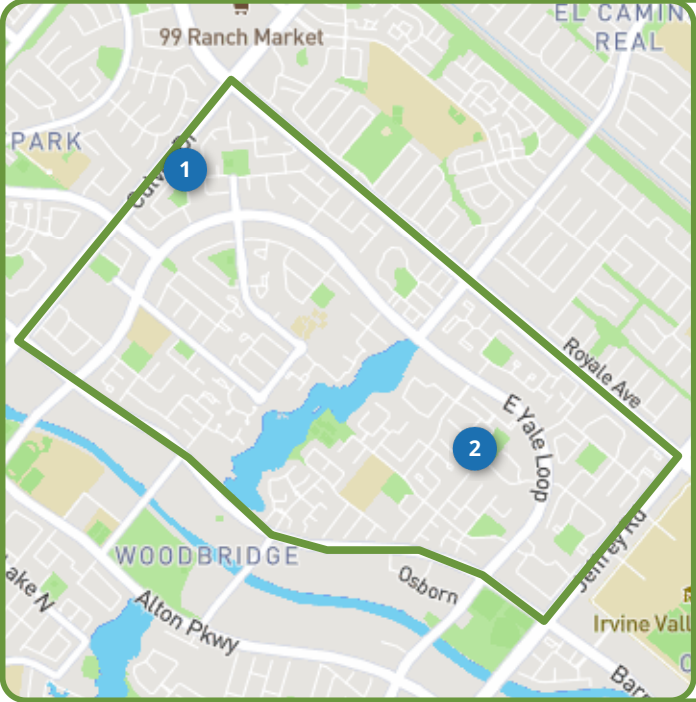
June 18, 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

ACTIVE HOME LISTINGS

Tuesday June 18, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	25 Bluejay	3	2	1,520	\$1,598,000	\$1,051	16
2	48 Ashwood	5	3	2,972	\$2,699,000	\$908	26

Showing the most recent 2 of a total of 2 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 Tuesday June 18, 2024



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PENDING

05



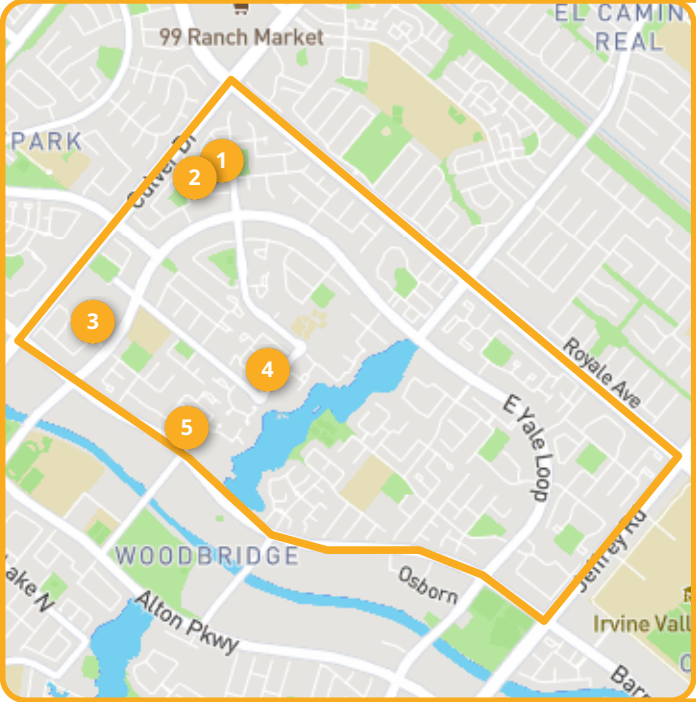
June 18, 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

PENDING HOME LISTINGS

Tuesday June 18, 2024



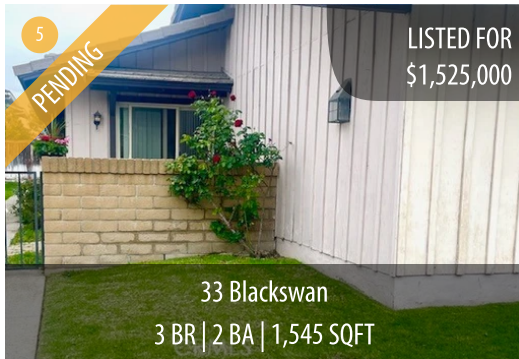
	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	12 Gatewood	3	2	1,220	\$850,000	\$697	7
2	22 Bluejay	4	3	2,673	\$1,980,000	\$741	16
3	23 Woodland Drive	3	2	1,321	\$1,200,000	\$908	10
4	7 Crosscreek	4	3	2,384	\$1,989,888	\$835	7
5	33 Blackswan	3	2	1,545	\$1,525,000	\$987	21

Showing the most recent 5 of a total of 5 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 Tuesday June 18, 2024



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SOLD

31



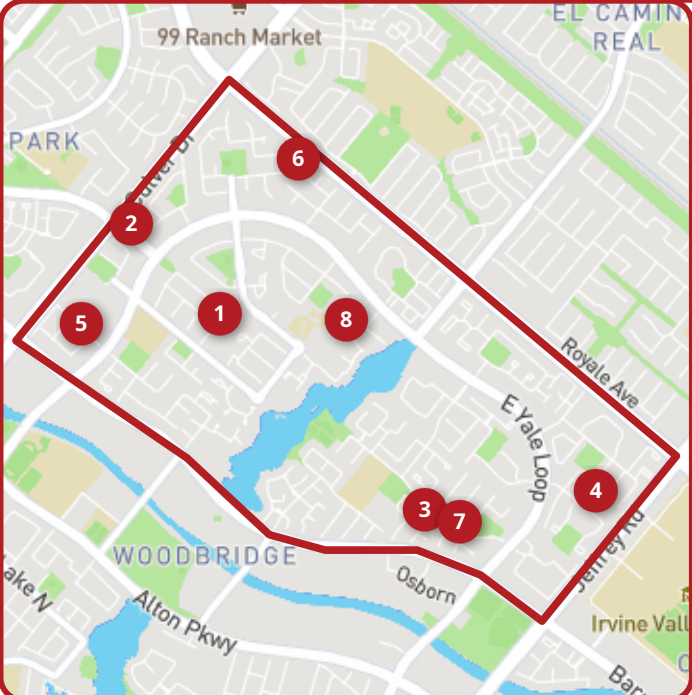
June 18, 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

RECENT HOME SALES

Tuesday June 18, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	52 Sandpiper	4	3	2,142	\$2,105,000	\$2,105,000	06-7-2024	2
2	75 Bluejay	3	2	1,538	\$1,480,000	\$1,600,000	05-15-2024	7
3	1 Winterbranch	3	2	1,538	\$1,499,000	\$1,470,000	05-10-2024	0
4	17 Autumn Oak	4	3	1,946	\$1,750,000	\$1,750,000	05-8-2024	0
5	18 Woodland Drive	3	3	1,655	\$1,350,000	\$1,390,000	04-18-2024	8
6	46 Meadowgrass	4	3	2,044	\$1,899,000	\$1,920,000	04-3-2024	4
7	4 Woodsorrel	4	3	1,946	\$1,650,000	\$1,650,000	04-2-2024	0
8	22 Pintail	5	3	2,797	\$2,800,000	\$2,680,000	03-29-2024	22

Showing the most recent 8 of a total of 31 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 Tuesday June 18, 2024



Showing the most recent 8 of a total of 31 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

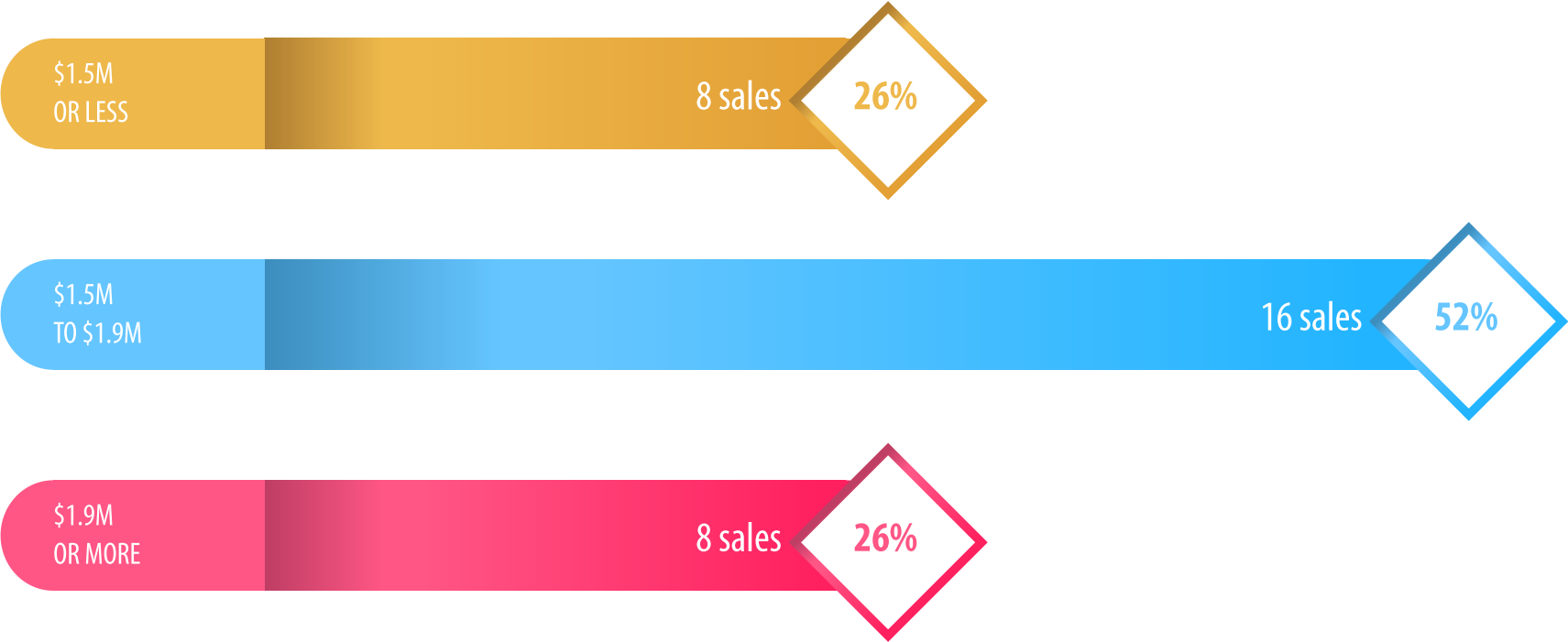
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RECENT SALES BREAKDOWN

Last 12 Months

As of June 18, 2024

Irvine-woodbridge north side Homes



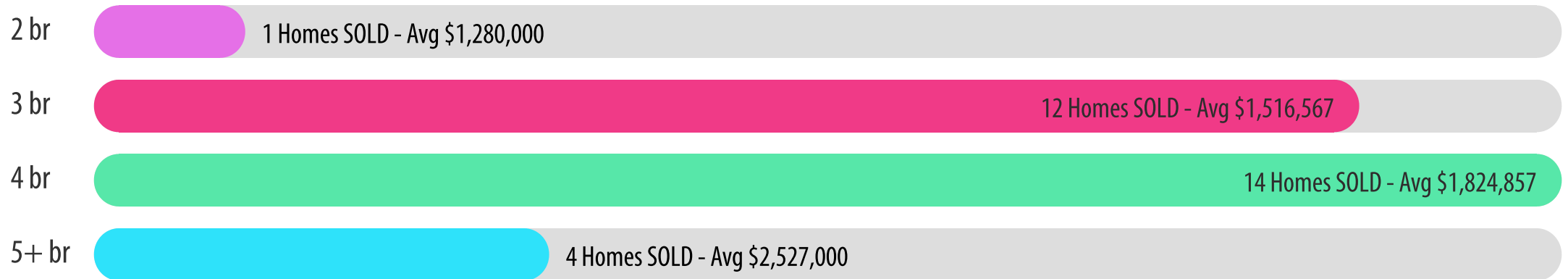
13

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 June 18, 2024

Irvine-woodbridge north side Homes



Last 12 Months
101.53%

Average Days on Market 13



Previous 12 Months
100.38%

Average Days on Market 18



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 Months

RECENT SALES



31

As of June 18, 2024

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.78m

Up from \$1.50m

As of June 18, 2024

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

13

As of June 18, 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.