

— MARKET INSIDER REPORT —

# IRVINE WOODBRIDGE SOUTH HOMES

Thursday, April 25, 2024

Courtesy of Li (Charlton) Wang  
Broker



# IRVINE WOODBRIDGE SOUTH HOMES

## MARKET SNAPSHOT

The Irvine Woodbridge South area has had the median sale price increase by 23.5% over the last 12 months. Take a look at the details below!

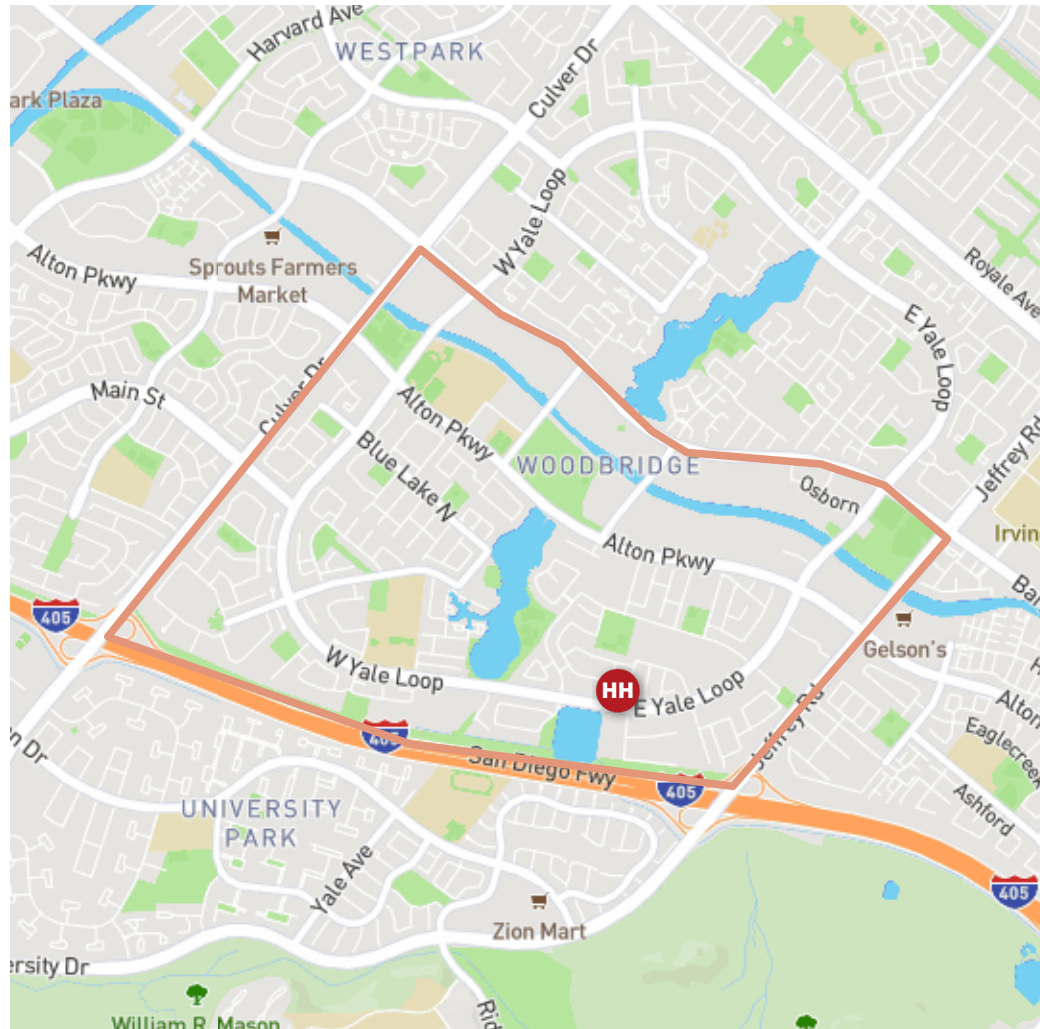
**Highest sale price of Homes**  
**\$3,300,000**

Sold on February 10, 2024

**Average sale price of Homes**  
**\$1,666,804**

**Median sale price of Homes**  
**\$1,550,000**

↑ Up 23.5% since  
March 2023



# IRVINE WOODBRIDGE SOUTH HOMES MARKET PERFORMANCE

The number of Irvine Woodbridge South individual home sales decreased by 0% in this period, with 27 sold vs 27 in the previous 12 months.



Recently Sold  
**Homes: 27**



Currently Active  
**Homes: 1**



Currently Pending  
**Homes: 3**



Total Individual Homes in Area  
**Individual Homes: 1,180**



12 Month Turn Over Rate  
**Homes: 2.3%**



Average Days on Market  
**Homes: 14**



Average Years in Home  
**Homes: 17**

# IRVINE WOODBRIDGE SOUTH HOMES

## AVERAGE PRICES

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As of April 25, 2024, Irvine Woodbridge South median sales price for homes increased by 23.5% over the last 12 months. Take a look at the details below!



Highest Sales Price

**\$3,300,000**

↑ 40.4%

Last 12 months



Median Sales Price

**\$1,550,000**

↑ 23.5%

Last 12 months



Lowest Sales Price

**\$989,900**

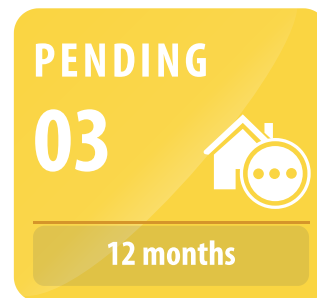
↑ 23.7%

Last 12 months

# IRVINE WOODBRIDGE SOUTH HOMES

## FAST FACTS

Last 12 months



AVERAGE  
DAYS ON MARKET

**14**



AVERAGE LIST PRICE  
PER SQUARE FOOT

**\$809**

Up from \$764



AVERAGE SOLD PRICE  
PER SQUARE FOOT

**\$824**

Up from \$761

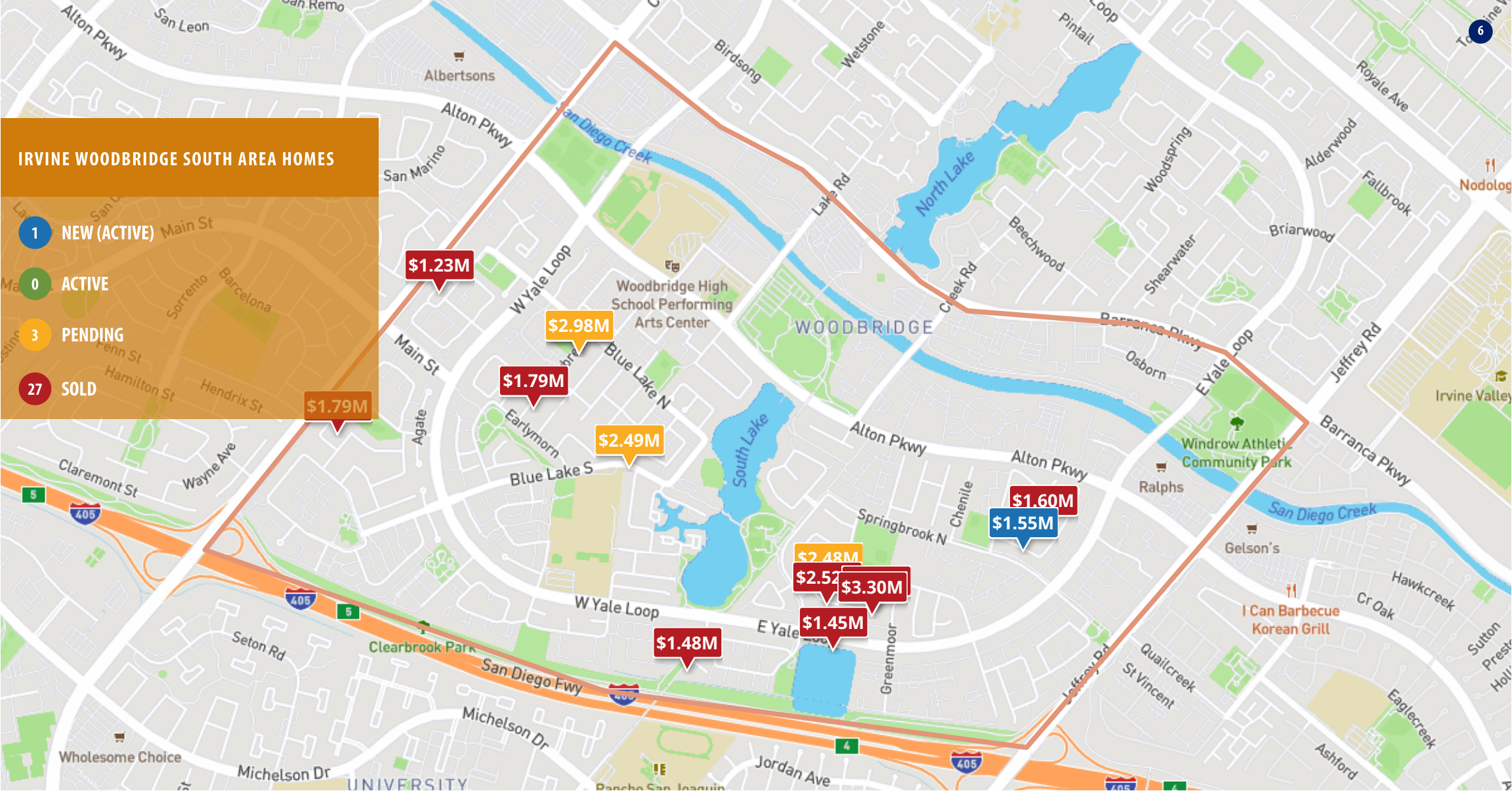


AVERAGE SALE PRICE  
TO LIST PRICE

**101.6%**

IRVINE WOODBRIDGE SOUTH AREA HOMES

- 1 NEW (ACTIVE)
- 0 ACTIVE
- 3 PENDING
- 27 SOLD



ACTIVE

01



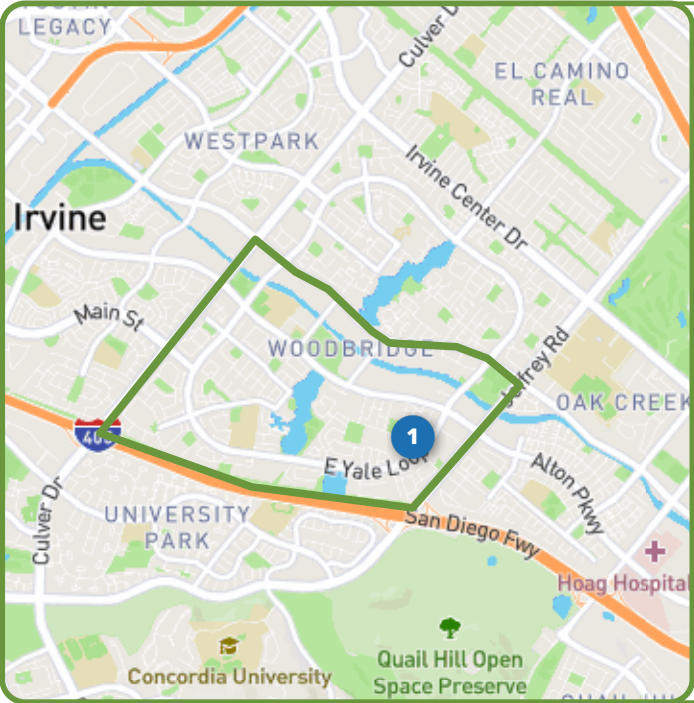
Apr 2024

IRVINE WOODBRIDGE SOUTH

Market Report

ACTIVE HOME LISTINGS

Thursday, April 25, 2024



|   | ADDRESS      | BR | BA | SQ FT | LIST PRICE  | PRICE/SQFT | DOM |
|---|--------------|----|----|-------|-------------|------------|-----|
| 1 | 16 Silkberry | 3  | 3  | 1,786 | \$1,550,000 | \$868      | 2   |

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](mailto:charlton@cbnewcentury.com) for PRIVATE ACCESS to the full list with all property details.

# IRVINE WOODBRIDGE SOUTH HOMES

## ACTIVE LISTINGS

Thursday, April 25, 2024



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PENDING

03



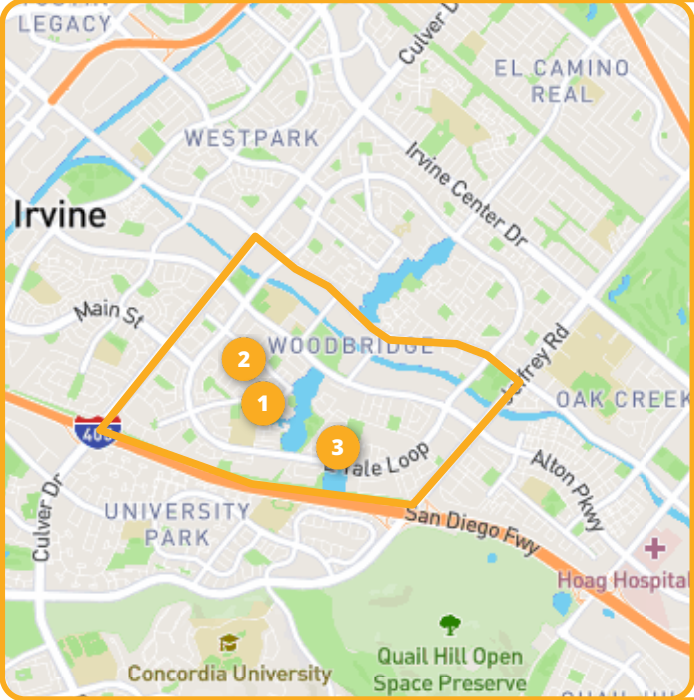
Apr 2024

IRVINE WOODBRIDGE SOUTH

Market Report

PENDING HOME LISTINGS

Thursday, April 25, 2024



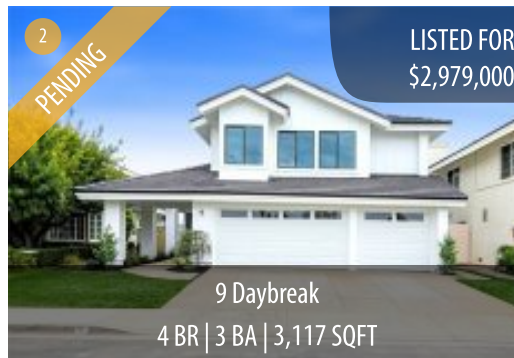
|   | ADDRESS    | BR | BA | SQ FT | LIST PRICE  | PRICE/SQFT | DOM |
|---|------------|----|----|-------|-------------|------------|-----|
| 1 | 2 Rainstar | 4  | 3  | 2,728 | \$2,488,800 | \$912      | 8   |
| 2 | 9 Daybreak | 4  | 3  | 3,117 | \$2,979,000 | \$956      | 9   |
| 3 | 50 Emerald | 4  | 3  | 2,800 | \$2,480,000 | \$886      | 17  |

Showing the most recent 3 of a total of 3 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 SOUTH HOMES

## PENDING LISTINGS

Thursday, April 25, 2024



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SOLD

27



Apr 2024

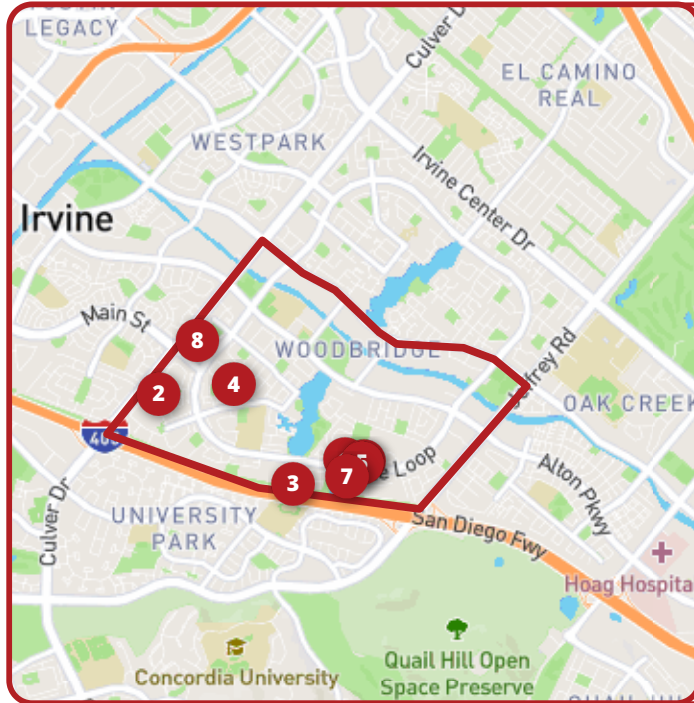
## IRVINE WOODBRIDGE SOUTH

## Market Report

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## RECENT HOME SALES

Thursday, April 25, 2024



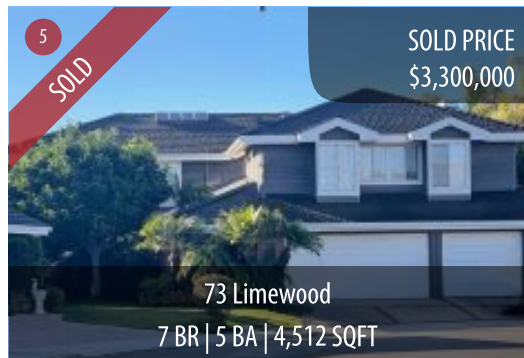
|   | ADDRESS           | BR | BA | SQ FT | LIST PRICE  | SOLD PRICE  | SOLD DATE  | DOM |
|---|-------------------|----|----|-------|-------------|-------------|------------|-----|
| 1 | 55 Emerald        | 4  | 3  | 2,458 | \$2,380,000 | \$2,520,000 | 04/12/2024 | 9   |
| 2 | 35 Whistling Isle | 4  | 3  | 1,852 | \$1,785,000 | \$1,785,000 | 04/09/2024 | 6   |
| 3 | 2 Bayfield        | 4  | 3  | 1,718 | \$1,399,500 | \$1,475,000 | 03/14/2024 | 5   |
| 4 | 6 Cottoncloud     | 3  | 2  | 2,092 | \$1,599,000 | \$1,785,000 | 02/22/2024 | 6   |
| 5 | 73 Limewood       | 7  | 5  | 4,512 | \$3,300,000 | \$3,300,000 | 02/10/2024 | 0   |
| 6 | 75 Limewood       | 4  | 3  | 3,076 | \$2,680,000 | \$2,520,000 | 02/09/2024 | 106 |
| 7 | 18 Bayfield       | 4  | 3  | 1,875 | \$1,495,000 | \$1,450,000 | 01/29/2024 | 3   |
| 8 | 96 Windjammer     | 2  | 2  | 1,229 | \$1,200,000 | \$1,231,000 | 01/26/2024 | 35  |

Showing the most recent 8 of a total of 27 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

Thursday, April 25, 2024



Showing the most recent 8 of a total of 27 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 April 25, 2024

📍 Irvine Woodbridge South Homes

\$1.28M  
OR LESS

5 sales

19%

\$1.28M  
TO \$1.93M

17 sales

63%

\$1.93M  
OR MORE

5 sales

19%

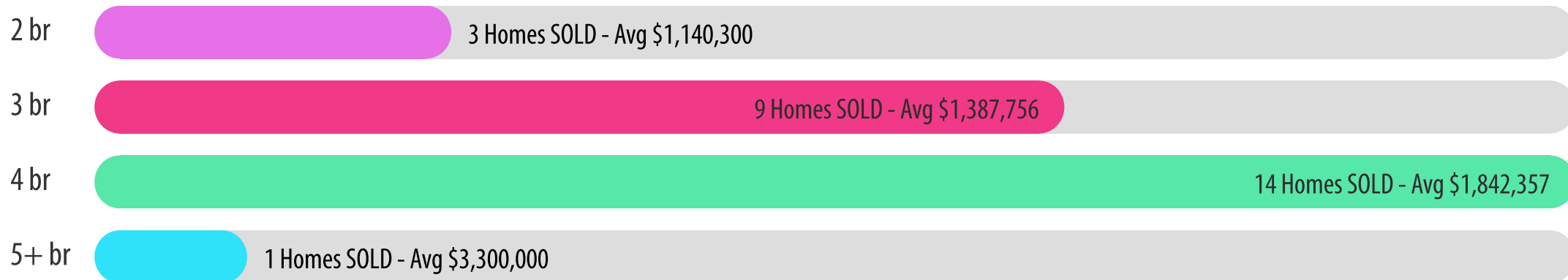
14

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

Irvine Woodbridge South Homes

As of April 25, 2024

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$1.64M

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$1.67M

Last 12 Months

101.62%

Average Days on Market 14

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$1.28M

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$1.28M

Previous 12 Months

99.59%

Average Days on Market 25

AVG. LIST PRICE

AVG. SOLD PRICE

# IRVINE WOODBRIDGE SOUTH HOMES

Last 12 Months

## RECENT SALES



27

**As of April 25, 2024**

## IRVINE WOODBRIDGE SOUTH HOMES

Last 12 months



AVERAGE SALES PRICE

**\$1.67m**

Up from \$1.28m

**As of April 25, 2024**

# IRVINE WOODBRIDGE SOUTH HOMES

Last 12 months



AVERAGE  
DAYS ON MARKET

14

As of April 25, 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

My Personal Mission As your professional real estate advisor, I focus on client satisfaction. My business is about service and I am not happy until you are happy. My years in the business have provided me the experience to assist you with nearly every real estate need. Whether it's finding you a home, finding the best loan, or helping you getting the most out of selling your home I am here to guide you. If there is anything you need, please let me know. About My Services I will listen to your needs and want to establish our goals and objectives. We work as a team to meet the goals and you will continually be in the loop during the entire process. In this fast paced market, I believe communication is key in meeting our goals and building our relationship. Satisfied clients are the key to my success My satisfied clients are my best resource for new business. In this very competitive business of real estate, service makes the difference. My service is second to none and has earned me a valuable source of referrals. If you are considering a real estate professional, please give me an opportunity to earn your business too. I am confident you will be very happy!