

— MARKET INSIDER REPORT —

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Monday, April 22, 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 8.9% over the last 12 months. Take a look at the details below!

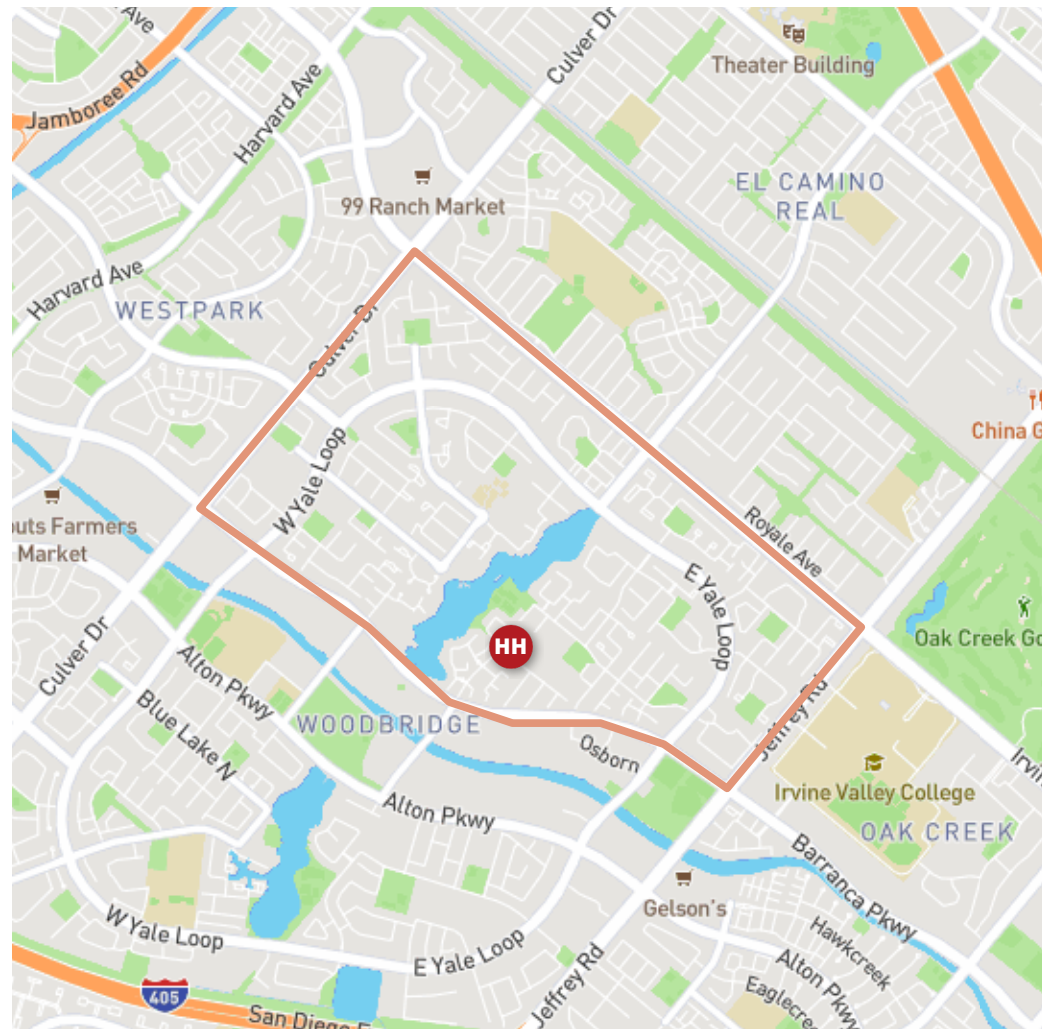
Highest sale price of Homes
\$2,928,000

Sold on November 01, 2023

Average sale price of Homes
\$1,759,508

Median sale price of Homes
\$1,650,000

↑ Up 8.9% since
March 2023



IRVINE-WOODBRIDGE NORTH SIDE HOMES MARKET PERFORMANCE

The number of Irvine-woodbridge north side individual home sales increased by 7% in this period, with 30 sold vs 28 in the previous 12 months.



Recently Sold
Homes: 30



Currently Active
Homes: 1



Currently Pending
Homes: 1



Total Individual Homes in Area
Individual Homes: 1,627



12 Month Turn Over Rate
Homes: 1.8%



Average Days on Market
Homes: 14



Average Years in Home
Homes: 16

IRVINE-WOODBRIDGE NORTH SIDE HOMES

AVERAGE PRICES

As of April 22, 2024, Irvine-woodbridge north side median sales price for homes increased by 8.9% 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

↑ 8.9%

Last 12 months



Lowest Sales Price

\$1,015,000

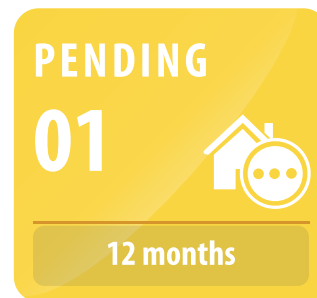
↑ 14.7%

Last 12 months

IRVINE-WOODBRIDGE NORTH SIDE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

14



AVERAGE LIST PRICE
PER SQUARE FOOT

\$840

Up from \$719



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$859

Up from \$724

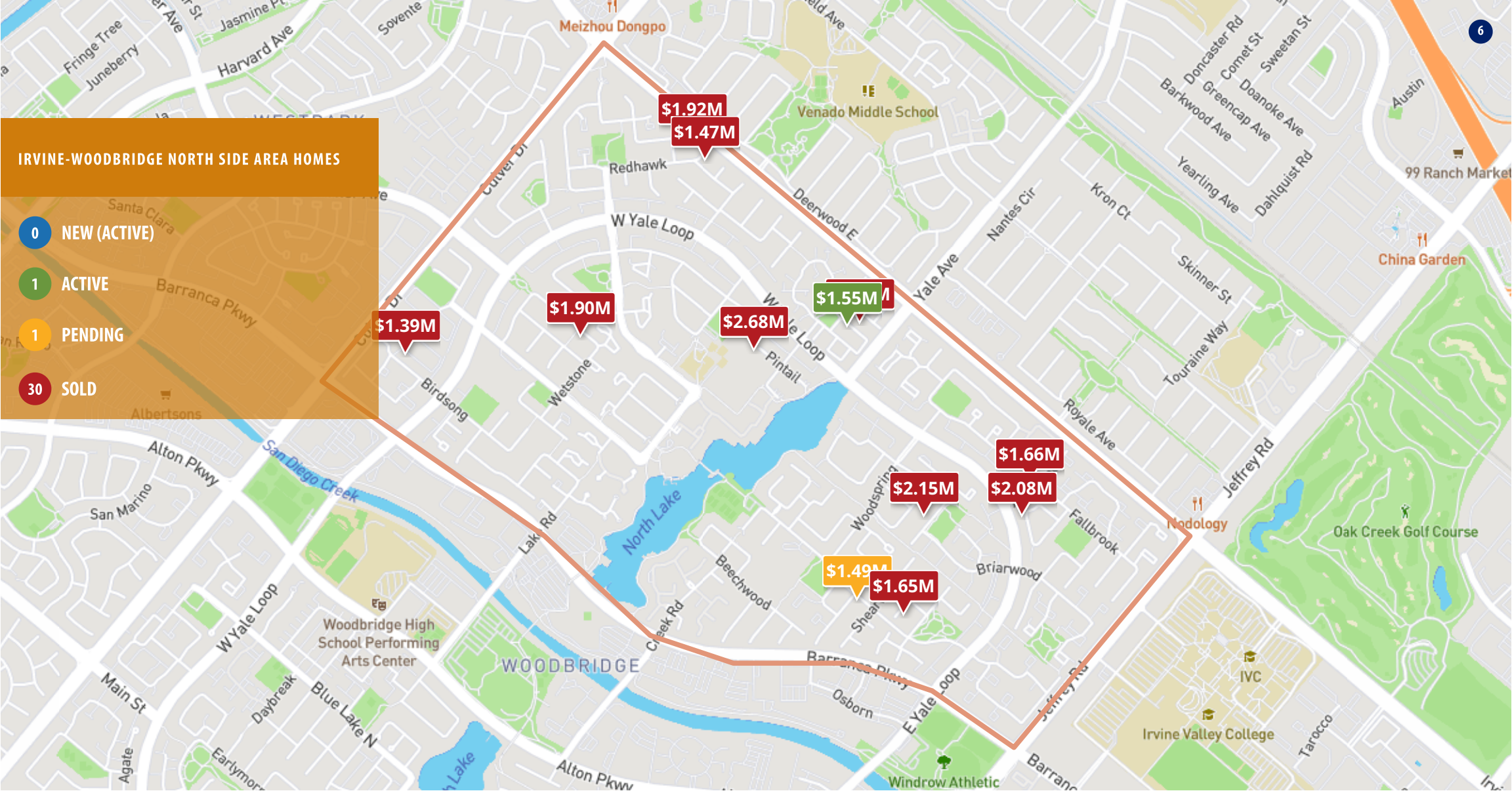


AVERAGE SALE PRICE
TO LIST PRICE

101.6%

IRVINE-WOODBRIDGE NORTH SIDE AREA HOMES

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



ACTIVE

01



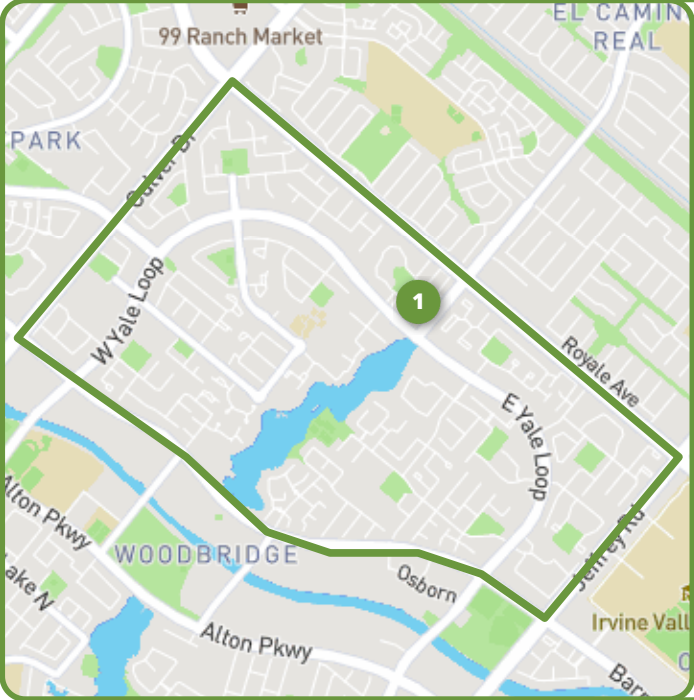
Apr 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

ACTIVE HOME LISTINGS

Monday, April 22, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	6 Clove Blossom	3	3	1,851	\$1,550,000	\$837	80

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 NORTH SIDE HOMES

ACTIVE LISTINGS

Monday, April 22, 2024



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PENDING

01



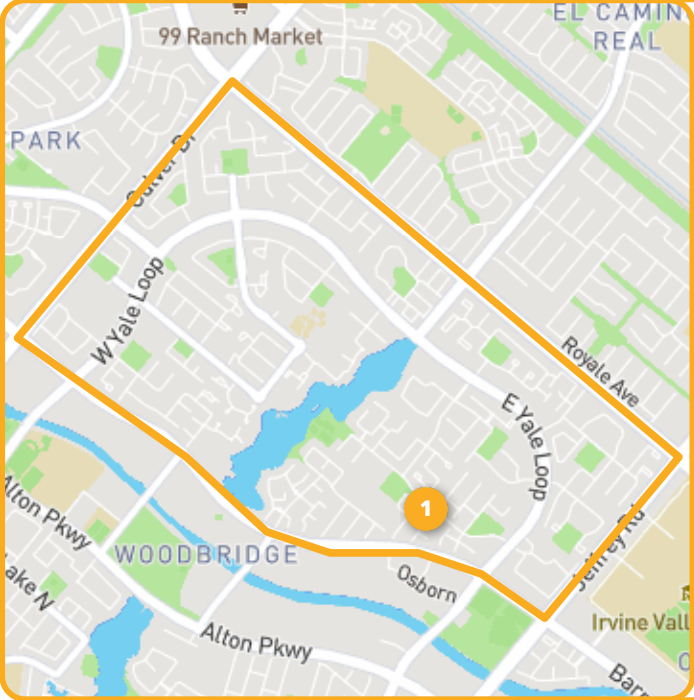
Apr 2024

IRVINE-WOODBRIDGE NORTH SIDE

Market Report

PENDING HOME LISTINGS

Monday, April 22, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	1 Winterbranch	3	2	1,538	\$1,490,000	\$969	2

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IRVINE-WOODBRIDGE NORTH SIDE HOMES

PENDING LISTINGS

Monday, April 22, 2024



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SOLD

30



Apr 2024

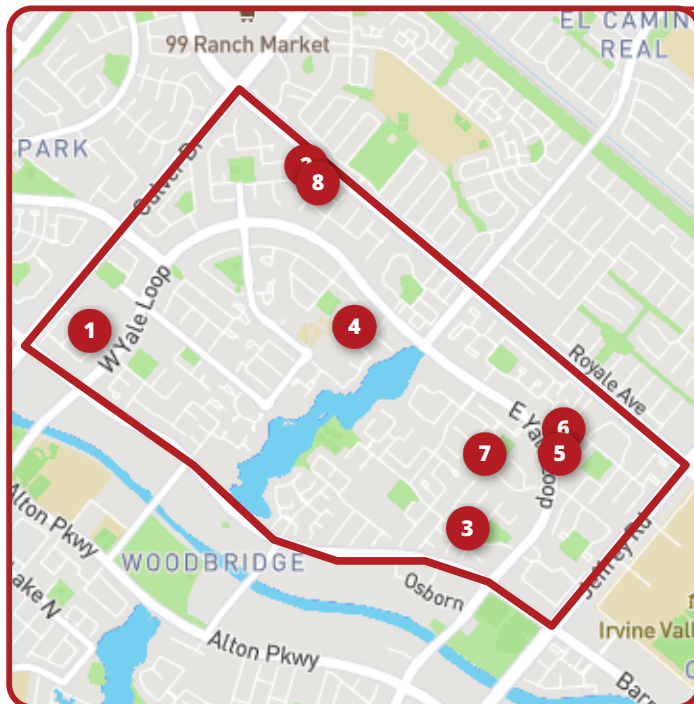
IRVINE-WOODBRIDGE NORTH SIDE

Market Report

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RECENT HOME SALES

Monday, April 22, 2024



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	18 Woodland Drive	3	3	1,655	\$1,350,000	\$1,390,000	04/18/2024	8
2	46 Meadowgrass	4	3	2,044	\$1,899,000	\$1,920,000	04/03/2024	4
3	4 Woodsorrel	4	3	1,946	\$1,650,000	\$1,650,000	04/02/2024	0
4	22 Pintail	5	3	2,797	\$2,800,000	\$2,680,000	03/29/2024	22
5	94 Shadowbrook	3	3	2,268	\$2,100,000	\$2,080,000	03/29/2024	11
6	5 Alderwood - #3	4	3	2,155	\$1,679,000	\$1,655,000	03/25/2024	28
7	46 Ashwood	4	3	2,317	\$1,975,000	\$2,145,000	03/15/2024	7
8	48 Redhawk	3	2	1,538	\$1,470,000	\$1,470,000	02/23/2024	37

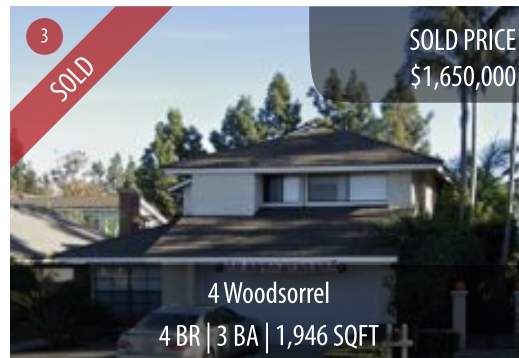
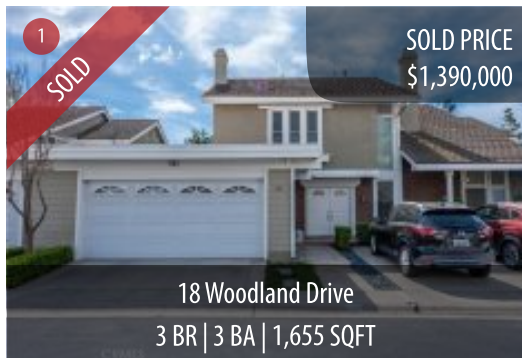
Showing the most recent 8 of a total of 30 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.

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IRVINE-WOODBRIDGE NORTH SIDE HOMES

SOLD LISTINGS

Monday, April 22, 2024



Showing the most recent 8 of a total of 30 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 22, 2024

📍 Irvine-woodbridge north side Homes

\$1.35M
OR LESS

10%

3 sales

\$1.35M
TO \$1.93M

20 sales

67%

\$1.93M
OR MORE

7 sales

23%

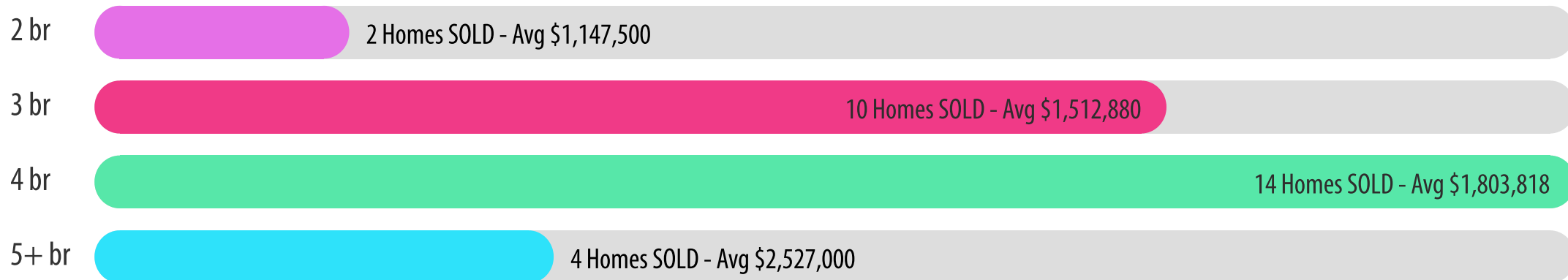
14

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 April 22, 2024

📍 Irvine-woodbridge north side Homes

APR 2023 TO MAR 2024

AVG. LIST PRICE

\$1.73M

APR 2023 TO MAR 2024

AVG. SALE PRICE

\$1.76M

Last 12 Months

101.64%

Average Days on Market 14

APR 2022 TO MAR 2023

AVG. LIST PRICE

\$1.55M

APR 2022 TO MAR 2023

AVG. SALE PRICE

\$1.56M

Previous 12 Months

100.34%

Average Days on Market 24

AVG. LIST PRICE

AVG. SOLD PRICE

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 Months

RECENT SALES



30

As of April 22, 2024

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1.76m

Up from \$1.56m

As of April 22, 2024

IRVINE-WOODBRIDGE NORTH SIDE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

14

As of April 22, 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!