

— MARKET INSIDER REPORT —

IRVINE TURTLE ROCK HOMES

Sunday, March 23, 2025

Courtesy of Charlton Wang

Broker



COLDWELL BANKER



IRVINE TURTLE ROCK HOMES

MARKET SNAPSHOT

The Irvine Turtle Rock area has had the median sale price increase by 21.4% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$6,730,000

Sold on August 28, 2024

Average sale price of Homes

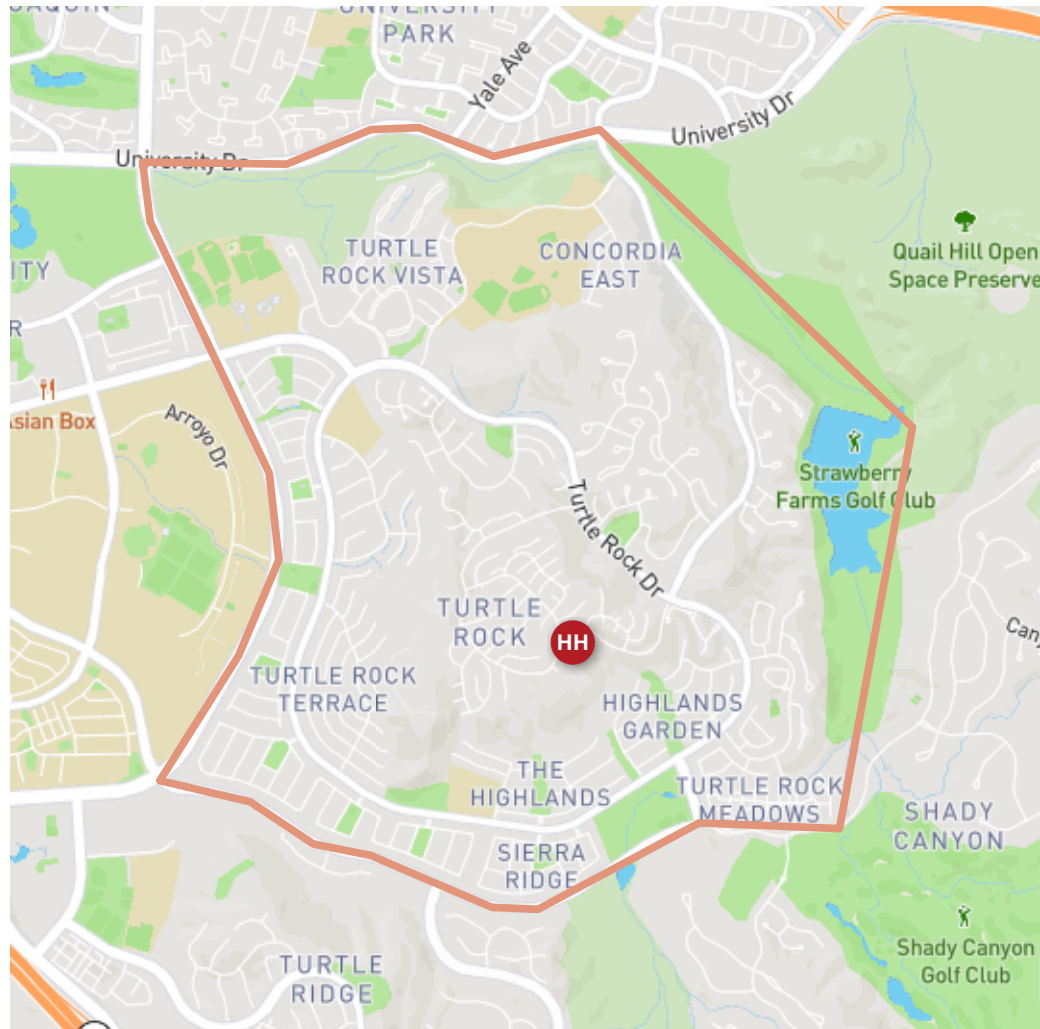
\$3,231,349

Median sale price of Homes

\$2,975,000



**Up 21.4% since
February 2024**



IRVINE TURTLE ROCK HOMES MARKET PERFORMANCE

The number of Irvine Turtle Rock individual home sales increased by 26% in this period, with 44 sold vs 35 in the previous 12 months.



Recently Sold
Homes: 44



Currently Active
Homes: 3



Currently Pending
Homes: 5



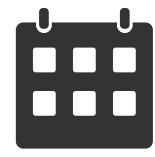
Total Individual Homes in Area
Individual Homes: 2,305



12 Month Turn Over Rate
Homes: 1.9%



Average Days on Market
Homes: 19



Average Years in Home
Homes: 17

IRVINE TURTLE ROCK HOMES

AVERAGE PRICES

As of March 23, 2025, Irvine Turtle Rock median sales price for homes increased by 21.4% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$6,730,000

↑ 33.3%
Last 12 months



Median Sales Price

\$2,975,000

↑ 21.4%
Last 12 months



Lowest Sales Price

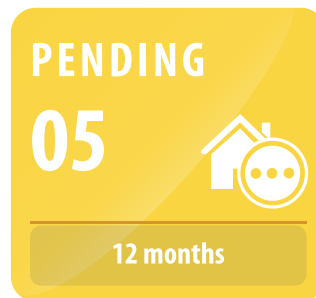
\$1,650,000

↑ 18.9%
Last 12 months

IRVINE TURTLE ROCK HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

19



AVERAGE LIST PRICE
PER SQUARE FOOT

\$1,160

Up from \$981



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$1,178

Up from \$1,011

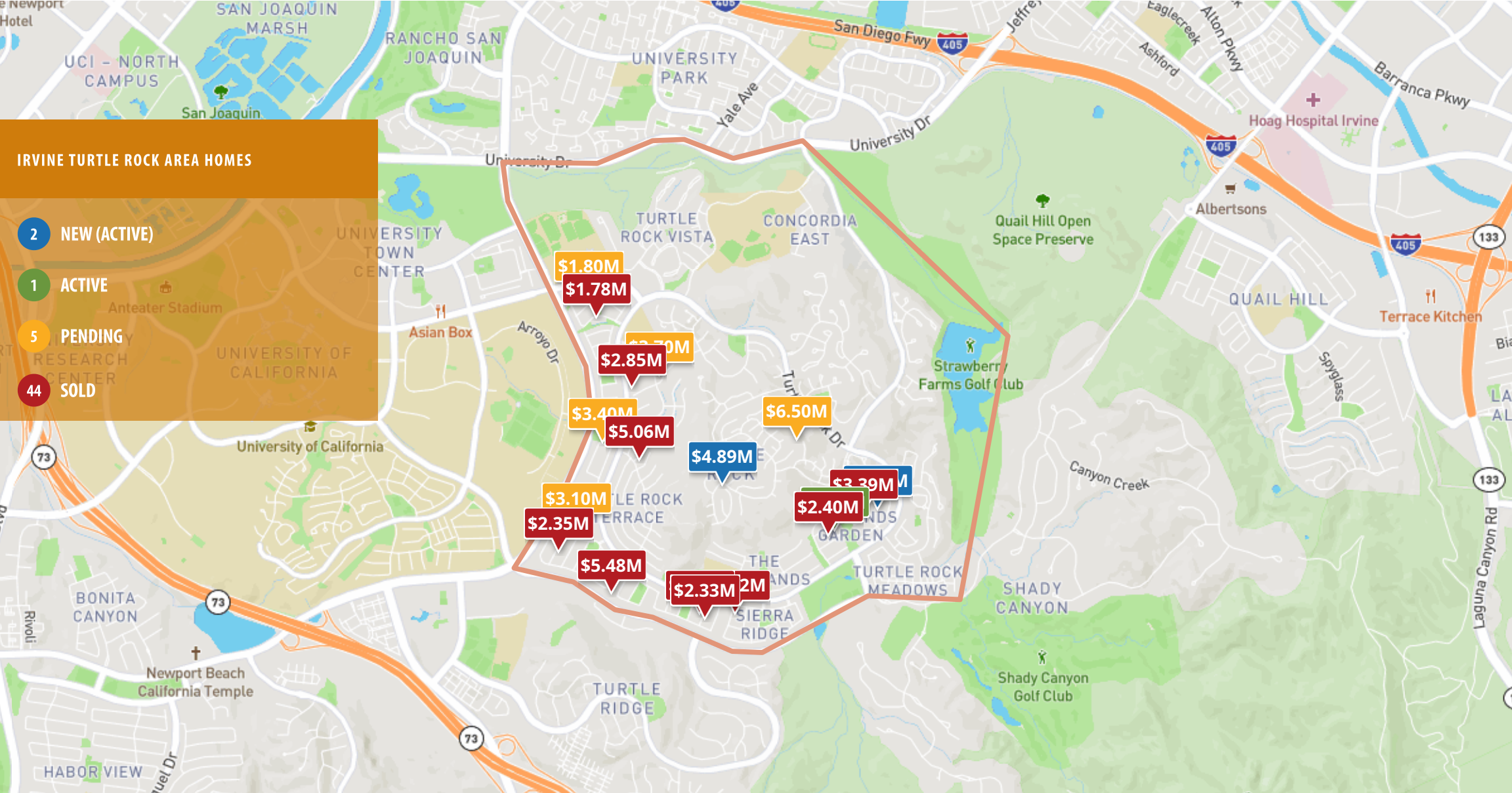


AVERAGE SALE PRICE
TO LIST PRICE

101.2%

IRVINE TURTLE ROCK AREA HOMES

- 2 NEW (ACTIVE)
- 1 ACTIVE
- 5 PENDING
- 44 SOLD



ACTIVE

03



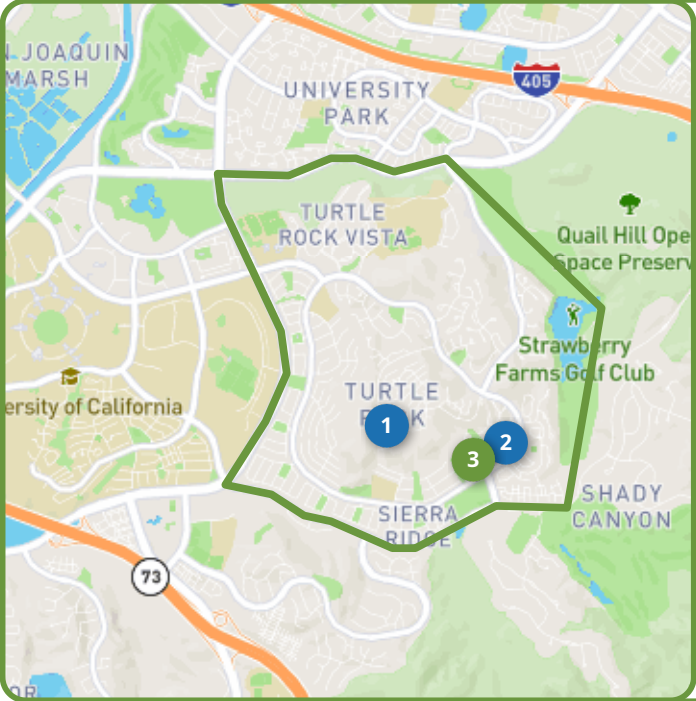
March 23, 2025

IRVINE TURTLE ROCK

Market Report

ACTIVE HOME LISTINGS

Sunday March 23, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	33 Galileo	4	3	2,987	\$4,890,000	\$1,637	2
2	11 Candlebush	2	2	1,640	\$1,799,000	\$1,097	7
3	15 Elderberry	3	3	2,405	\$2,685,000	\$1,116	43

Showing the most recent 3 of a total of 3 active listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
Text me at 949.400.4099 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

IRVINE TURTLE ROCK HOMES

ACTIVE LISTINGS

As Of Sunday March 23, 2025



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PENDING

05



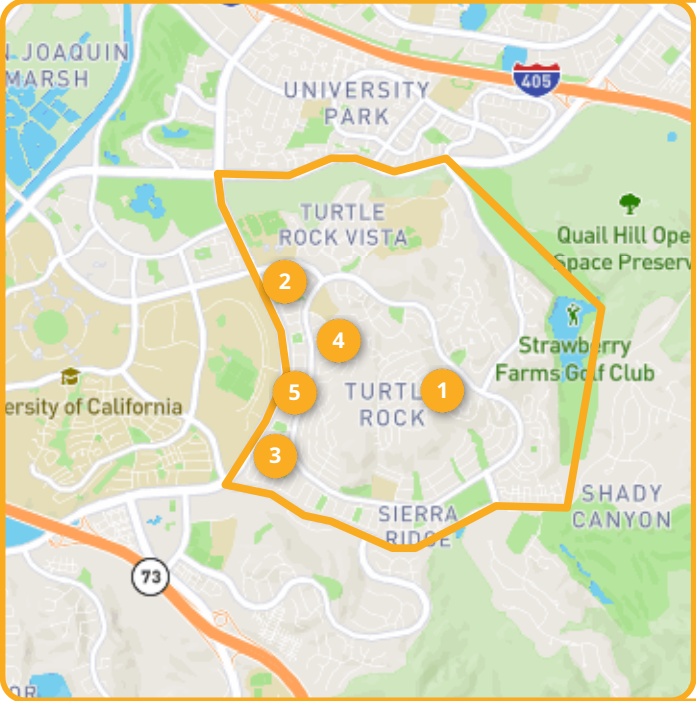
March 23, 2025

IRVINE TURTLE ROCK

Market Report

PENDING HOME LISTINGS

Sunday March 23, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	17 Sunpeak	6	7	6,425	\$6,500,000	\$1,012	3
2	18671 Paseo Cortez	3	2	1,740	\$1,799,900	\$1,034	9
3	5432 Catowba Lane	4	2	2,252	\$3,099,900	\$1,377	5
4	18751 Via Palatino	4	3	2,250	\$3,700,000	\$1,644	6
5	19112 Biddle Drive	5	4	2,649	\$3,399,000	\$1,283	54

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 TURTLE ROCK HOMES

PENDING LISTINGS

As Of Sunday March 23, 2025



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SOLD

44



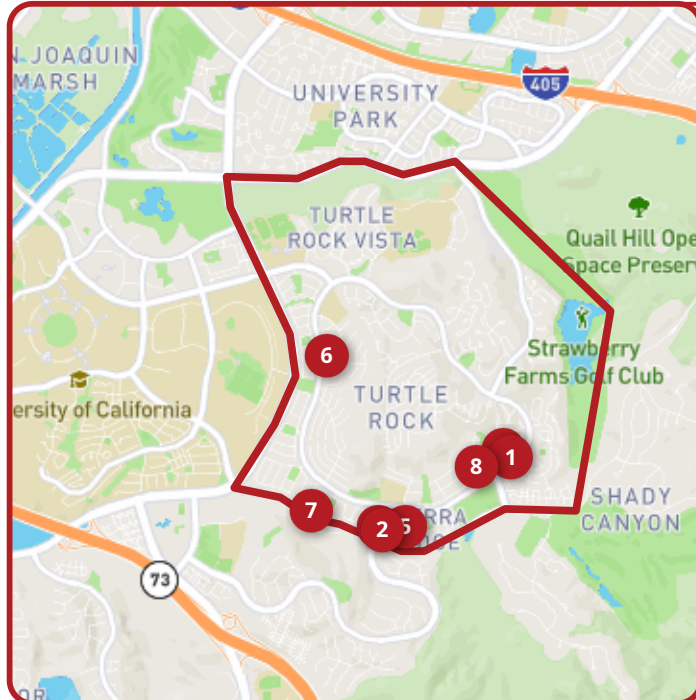
March 23, 2025

IRVINE TURTLE ROCK

Market Report

RECENT HOME SALES

Sunday March 23, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	26 Hillgrass	4	3	2,670	\$2,200,000	\$2,400,000	03-20-2025	14
2	19392 Sierra Bello Road	3	2	1,580	\$2,298,000	\$2,327,500	03-6-2025	6
3	18 Candlebush	4	3	3,122	\$3,388,000	\$3,390,000	03-3-2025	7
4	19381 Sierra Bello Road	6	6	4,124	\$4,598,000	\$4,735,500	01-7-2025	143
5	19292 Sierra Inez Road	4	3	2,033	\$2,990,000	\$2,920,000	01-2-2025	1
6	18861 Via Palatino	4	2	1,994	\$2,990,000	\$2,849,250	12-20-2024	4
7	5732 Sierra Casa Road	6	8	5,850	\$5,749,000	\$5,480,000	12-6-2024	72
8	9 Elderberry	3	3	2,546	\$2,350,000	\$2,400,000	11-15-2024	20

Showing the most recent 8 of a total of 44 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.

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IRVINE TURTLE ROCK HOMES

SOLD LISTINGS

As Of Sunday March 23, 2025



Showing the most recent 8 of a total of 44 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

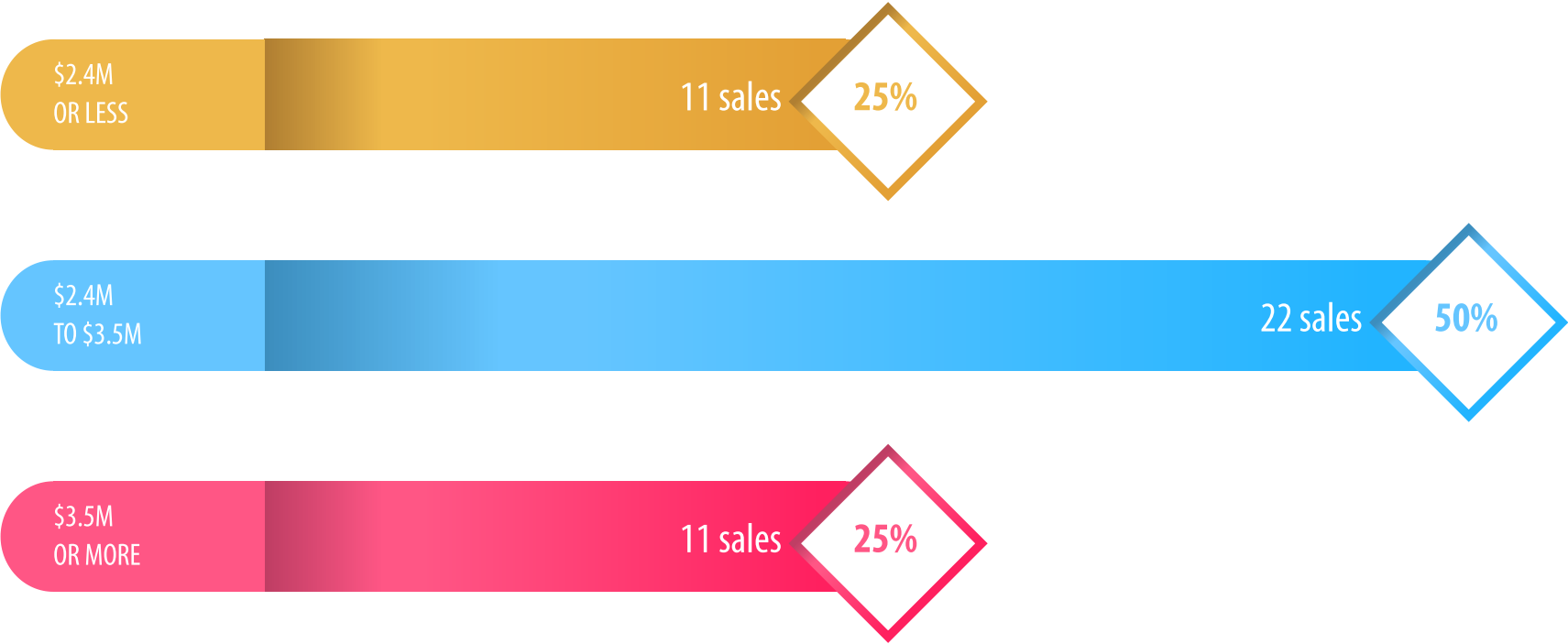
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RECENT SALES BREAKDOWN

Last 12 Months

As of March 23, 2025

Irvine Turtle Rock Homes



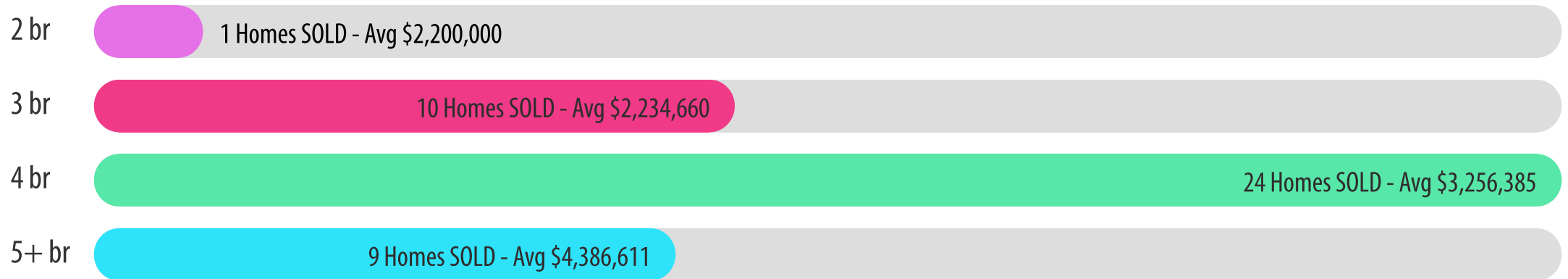
19

Average Days on Market

IRVINE TURTLE ROCK HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine Turtle Rock has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of March 23, 2025

Irvine Turtle Rock Homes



Last 12 Months
101.22%

Average Days on Market **19**



Previous 12 Months
102.85%

Average Days on Market **17**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE TURTLE ROCK HOMES

Last 12 Months

RECENT SALES



44

As of March 23, 2025

IRVINE TURTLE ROCK HOMES

Last 12 months



AVERAGE SALES PRICE

\$3,231,349

Up from \$2,896,943

As of March 23, 2025

IRVINE TURTLE ROCK HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

19

As of March 23, 2025



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