

— MARKET INSIDER REPORT —

IRVINE SHADY CANYON HOMES

Friday, March 21, 2025

Courtesy of Charlton Wang

Broker



IRVINE SHADY CANYON HOMES

MARKET SNAPSHOT

The Irvine Shady Canyon area has had the median sale price decrease by 5.0% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$14,000,000

Sold on May 28, 2024

Average sale price of Homes

\$9,208,144

Median sale price of Homes

\$9,900,000



**Down 5.0% since
February 2024**



IRVINE SHADY CANYON HOMES

MARKET PERFORMANCE

The number of Irvine Shady Canyon individual home sales decreased by 0% in this period, with 16 sold vs 16 in the previous 12 months.



Recently Sold
Homes: 16



Currently Active
Homes: 7



Currently Pending
Homes: 2



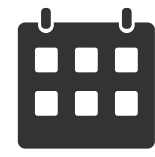
Total Individual Homes in Area
Individual Homes: 398



12 Month Turn Over Rate
Homes: 4.0%



Average Days on Market
Homes: 105



Average Years in Home
Homes: 12

IRVINE SHADY CANYON HOMES

AVERAGE PRICES

As of March 21, 2025, Irvine Shady Canyon median sales price for homes fell by 5.0% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$14,000,000

↓ 44.0%

Last 12 months



Median Sales Price

\$9,900,000

↓ 5.0%

Last 12 months



Lowest Sales Price

\$2,150,299

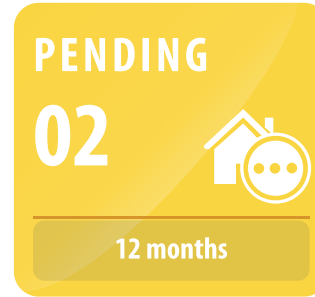
↓ 64.2%

Last 12 months

IRVINE SHADY CANYON HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

105



AVERAGE LIST PRICE
PER SQUARE FOOT

\$1,526

Up from \$1,385



AVERAGE SOLD PRICE
PER SQUARE FOOT

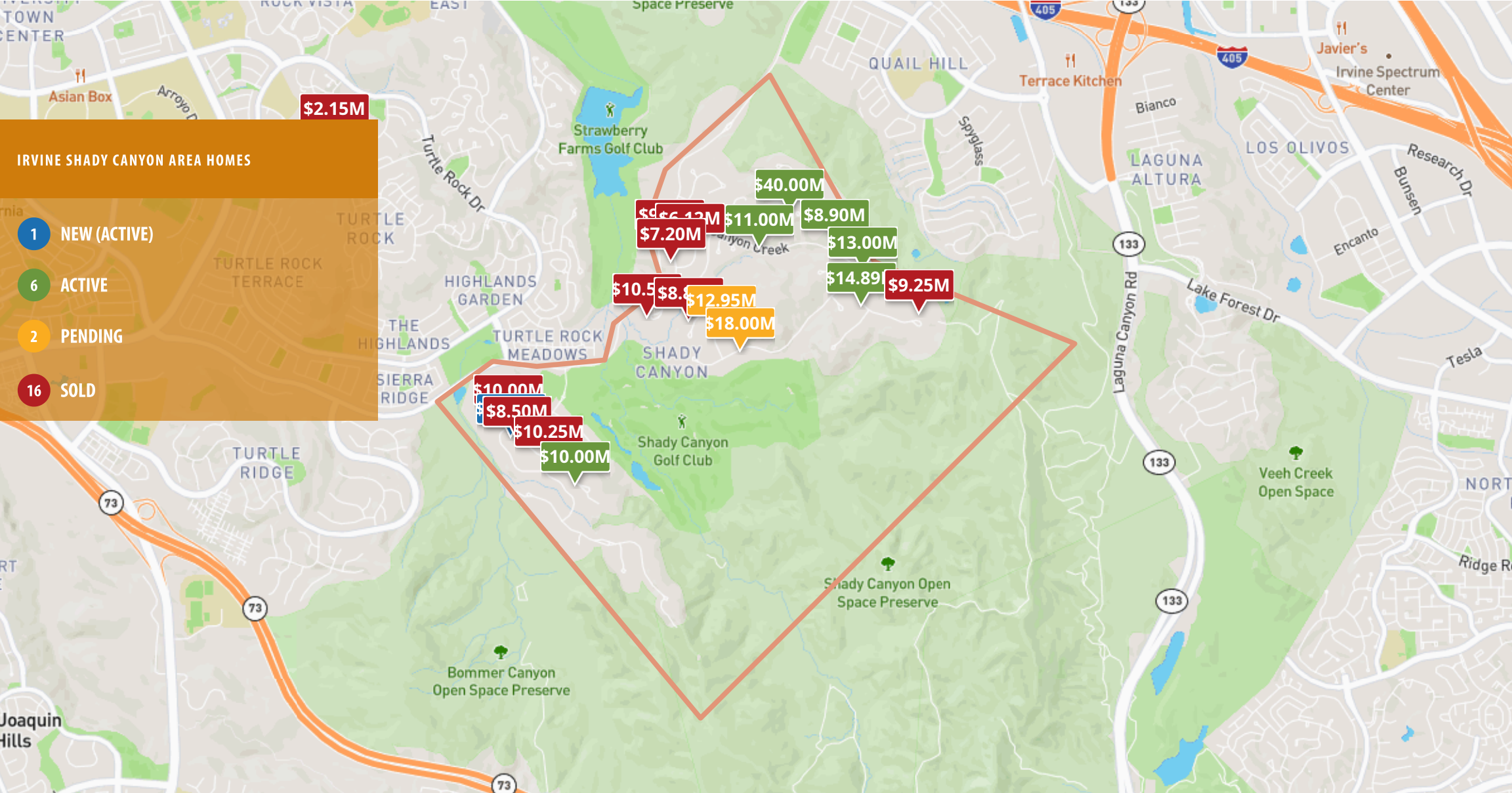
\$1,445

Up from \$1,283



AVERAGE SALE PRICE
TO LIST PRICE

93.9%



ACTIVE

07



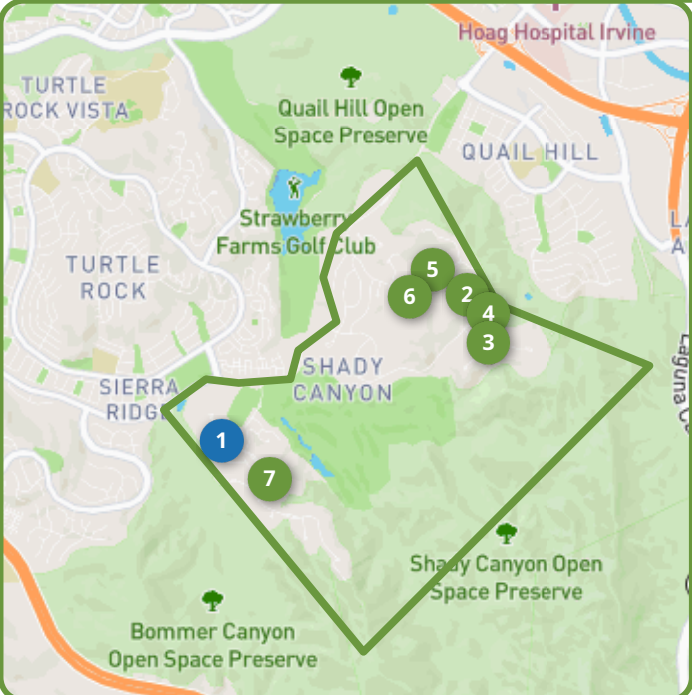
March 21, 2025

IRVINE SHADY CANYON

Market Report

ACTIVE HOME LISTINGS

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	31 Blue Heron	6	9	10,680	\$17,500,000	\$1,639	23
2	41 Needle Grass	5	6	5,500	\$8,900,000	\$1,618	40
3	51 Echo Glen	7	13	15,024	\$14,888,000	\$991	44
4	97 Canyon Creek	6	8	9,901	\$12,998,000	\$1,313	155
5	11 Spike Moss	5	10	17,660	\$40,000,000	\$2,265	177
6	60 Canyon Creek	5	6	7,112	\$10,999,888	\$1,547	187
7	50 Copper Creek	5	5	7,232	\$10,000,000	\$1,383	391

Showing the most recent 7 of a total of 7 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 SHADY CANYON HOMES

ACTIVE LISTINGS

As Of Friday March 21, 2025



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PENDING

02



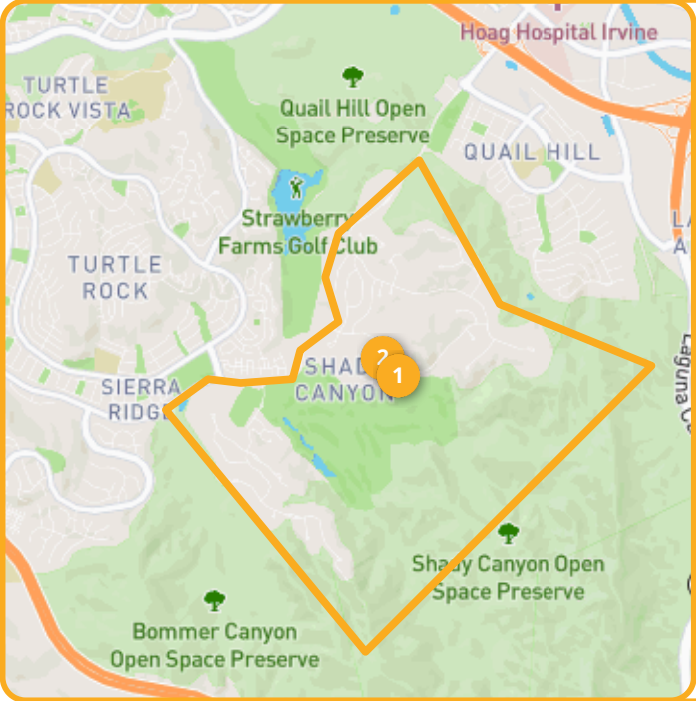
March 21, 2025

IRVINE SHADY CANYON

Market Report

PENDING HOME LISTINGS

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	34 Boulder View	7	10	9,202	\$17,998,000	\$1,956	16
2	32 Sage Creek	6	10	9,136	\$12,950,000	\$1,417	22

Showing the most recent 2 of a total of 2 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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IRVINE SHADY CANYON HOMES

PENDING LISTINGS

As Of Friday March 21, 2025



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SOLD

16



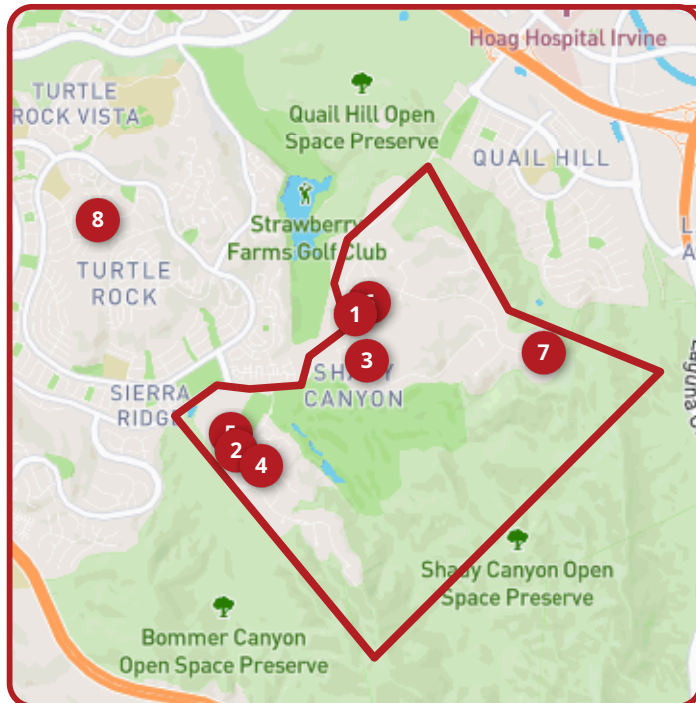
March 21, 2025

IRVINE SHADY CANYON

Market Report

RECENT HOME SALES

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	19 Prairie Grass	4	6	3,954	\$7,495,000	\$7,200,000	03-17-2025	15
2	33 Blue Heron	4	5	7,119	\$8,950,000	\$8,500,000	03-12-2025	204
3	27 Watercress	5	6	6,609	\$10,180,000	\$8,880,000	12-19-2024	149
4	43 Blue Heron	4	7	6,800	\$10,495,000	\$10,250,000	11-26-2024	179
5	26 Blue Heron	4	5	5,518	\$10,000,000	\$10,000,000	10-14-2024	0
6	17 Vernal	4	4	4,105	\$5,950,000	\$6,120,000	10-11-2024	14
7	127 Canyon Creek	5	9	7,936	\$10,880,000	\$9,250,000	09-12-2024	34
8	65 Canyon Ridge	3	3	2,362	\$2,199,000	\$2,150,299	08-9-2024	18

Showing the most recent 8 of a total of 16 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.

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IRVINE SHADY CANYON HOMES

SOLD LISTINGS

As Of Friday March 21, 2025



Showing the most recent 8 of a total of 16 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

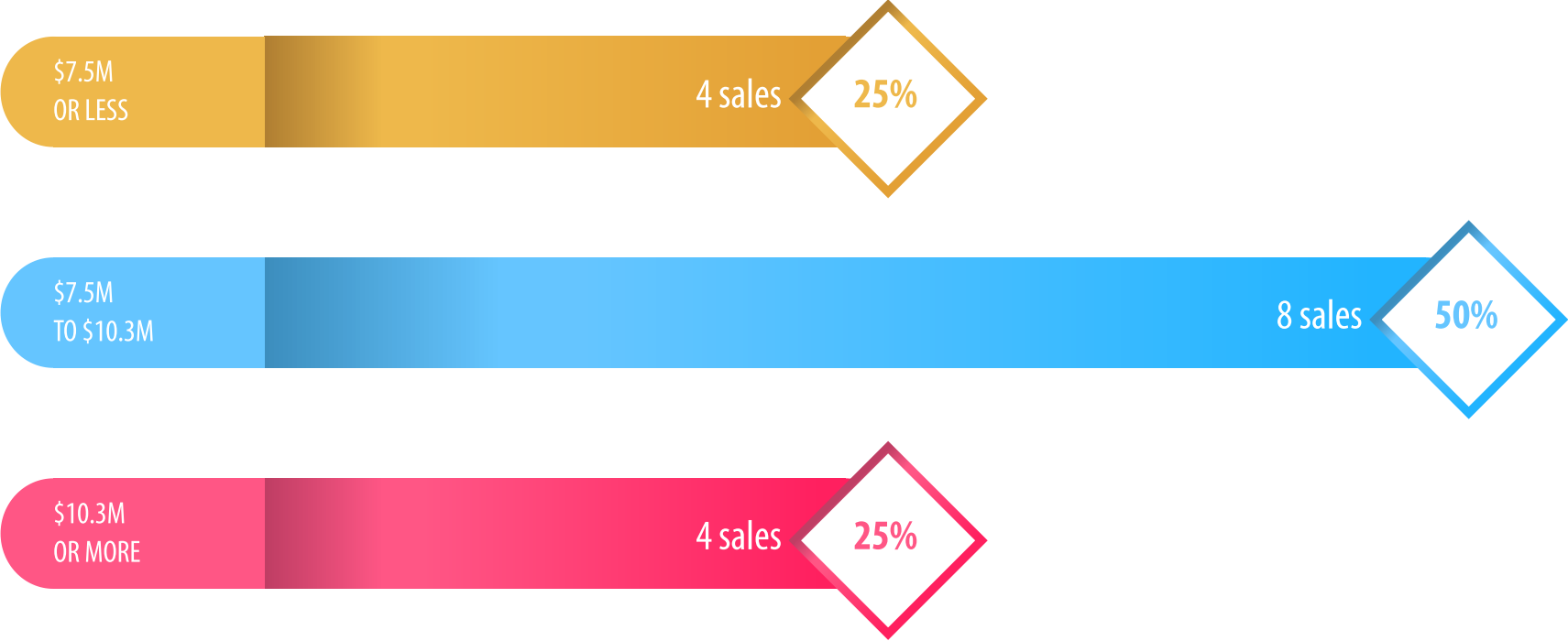
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RECENT SALES BREAKDOWN

Last 12 Months

As of March 21, 2025

Irvine Shady Canyon Homes



105

Average Days on Market

IRVINE SHADY CANYON HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine Shady Canyon has seen a **STRONG DEMAND** for
5 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of March 21, 2025

Irvine Shady Canyon Homes



Average Days on Market 105



Average Days on Market 66



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE SHADY CANYON HOMES

Last 12 Months

RECENT SALES



16

As of March 21, 2025

IRVINE SHADY CANYON HOMES

Last 12 months



AVERAGE SALES PRICE

\$9,208,144

Up from \$11,453,125

As of March 21, 2025

IRVINE SHADY CANYON HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

105

As of March 21, 2025



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