

— MARKET INSIDER REPORT —

IRVINE-THE RANCH HOMES

Wednesday, March 12, 2025

Courtesy of Charlton Wang

Broker



IRVINE-THE RANCH HOMES

MARKET SNAPSHOT

The Irvine-The Ranch area has had the median sale price increase by 12.0% over the last 12 months. Take a look at the details below!

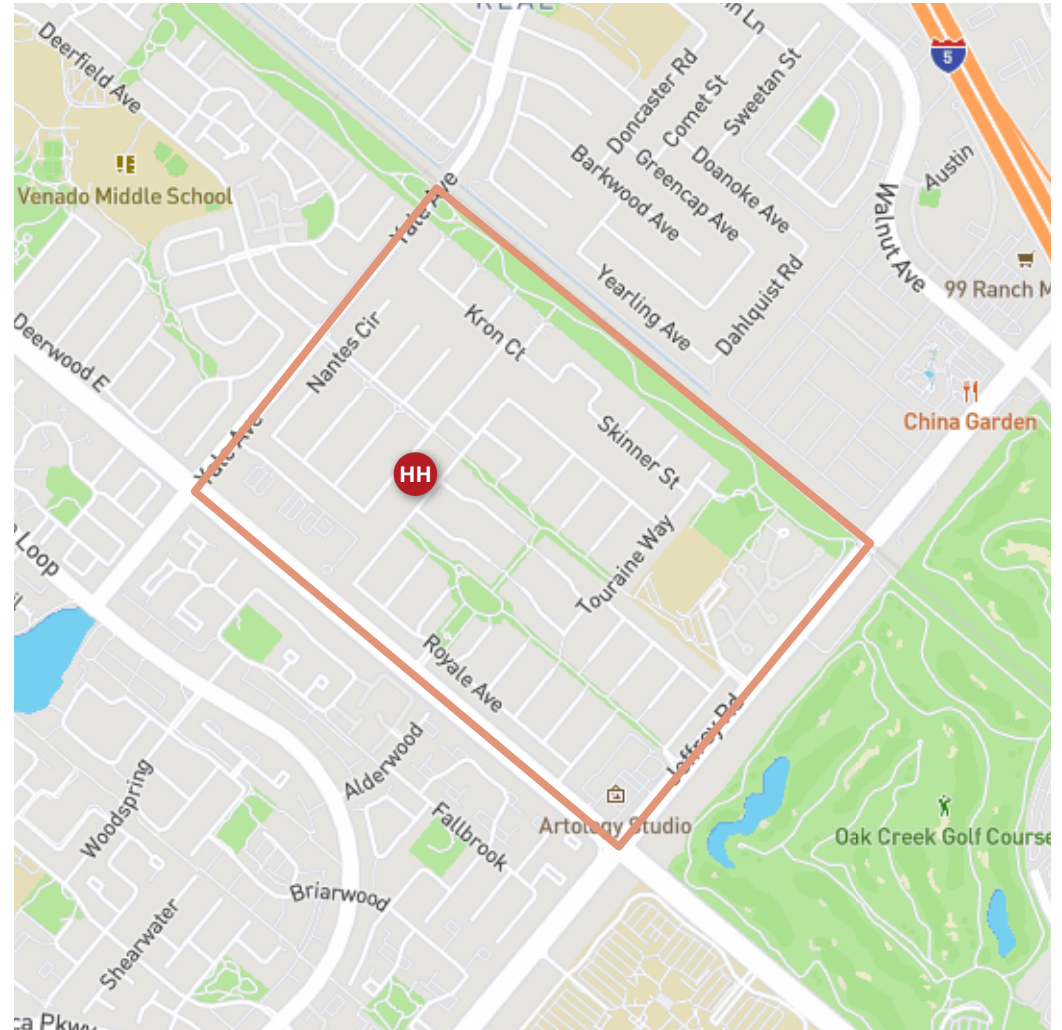
Highest sale price of Homes
\$2,580,000

Sold on March 25, 2024

Average sale price of Homes
\$1,752,579

Median sale price of Homes
\$1,750,000

↑ Up 12.0% since
February 2024



IRVINE-THE RANCH HOMES MARKET PERFORMANCE

The number of Irvine-The Ranch individual home sales increased by 19% in this period, with 19 sold vs 16 in the previous 12 months.



Recently Sold
Homes: 19



Currently Active
Homes: 1



Currently Pending
Homes: 0



Total Individual Homes in Area
Individual Homes: 827



12 Month Turn Over Rate
Homes: 2.3%



Average Days on Market
Homes: 20



Average Years in Home
Homes: 17

IRVINE-THE RANCH HOMES

AVERAGE PRICES

As of March 12, 2025, Irvine-The Ranch median sales price for homes increased by 12.0% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$2,580,000

↑ 8.2%

Last 12 months



Median Sales Price

\$1,750,000

↑ 12.0%

Last 12 months



Lowest Sales Price

\$1,038,000

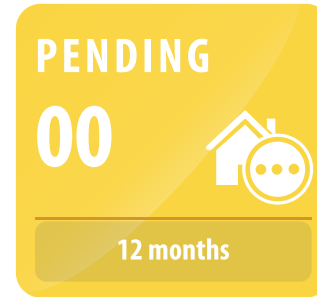
↑ 1.8%

Last 12 months

IRVINE-THE RANCH HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

20



AVERAGE LIST PRICE
PER SQUARE FOOT

\$775

Up from \$723



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$777

Up from \$748

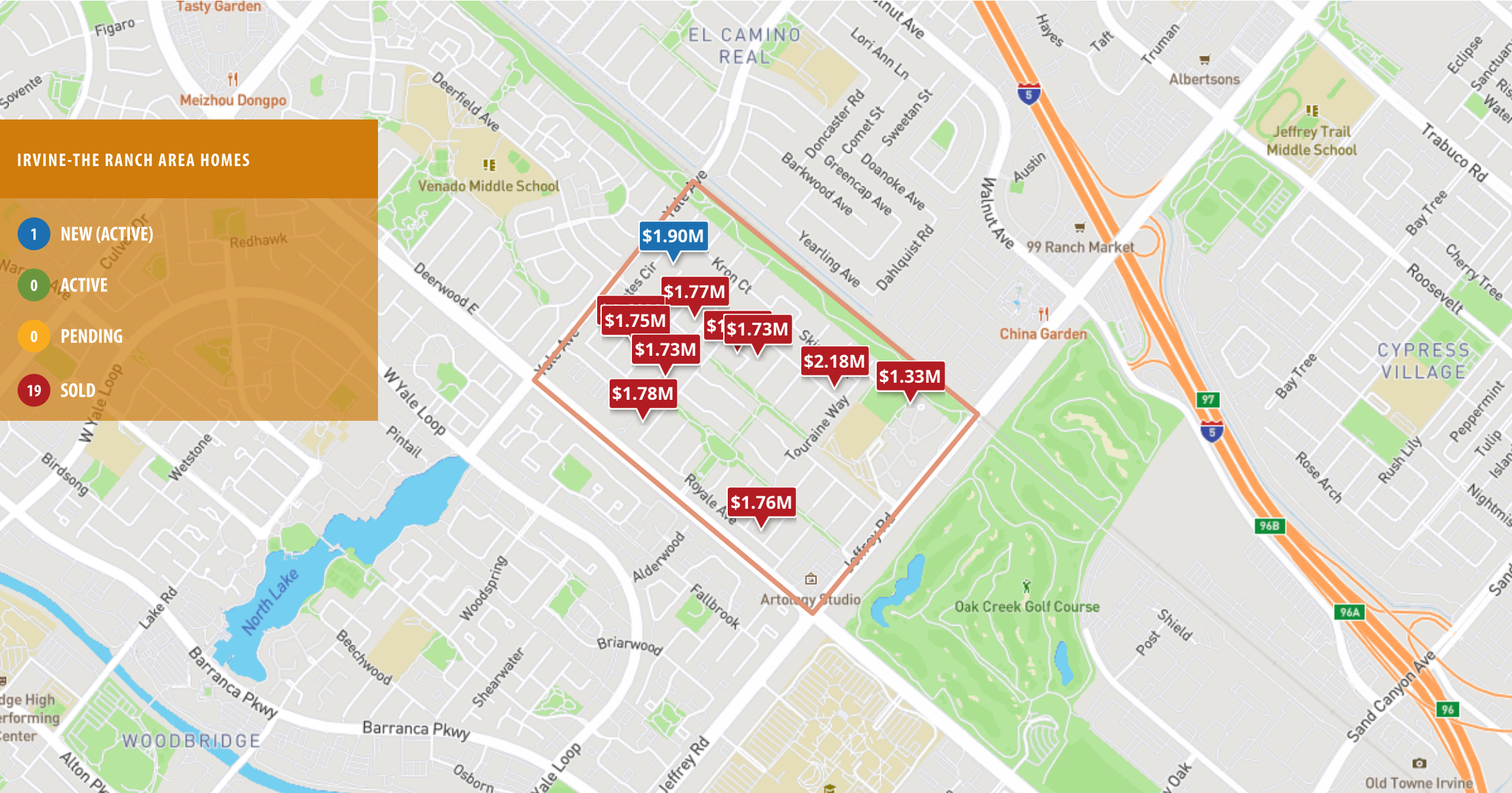


AVERAGE SALE PRICE
TO LIST PRICE

100.0%

IRVINE-THE RANCH AREA HOMES

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



ACTIVE

01



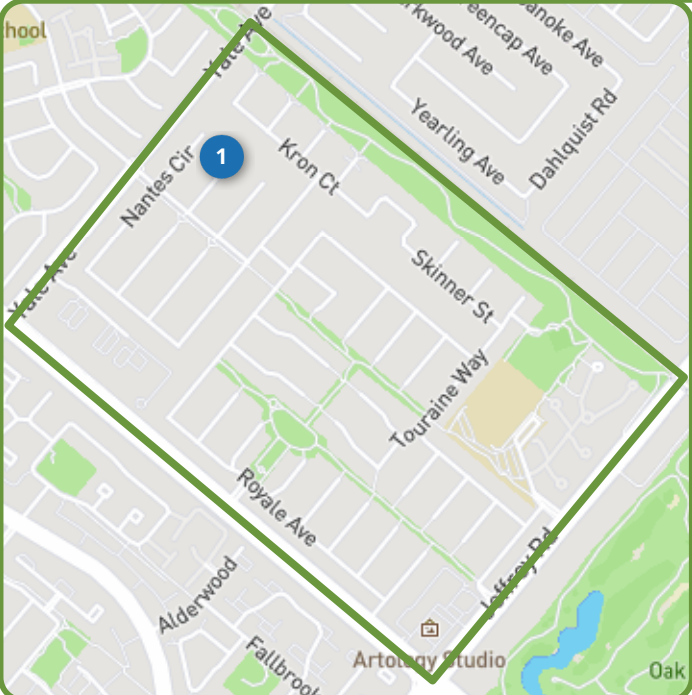
March 12, 2025

IRVINE-THE RANCH

Market Report

ACTIVE HOME LISTINGS

Wednesday March 12, 2025

	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
	15171 Marne Cir	4	3	2,550	\$1,900,000	\$745	16

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 949.400.4099 or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

IRVINE-THE RANCH HOMES

ACTIVE LISTINGS

As Of Wednesday March 12, 2025



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SOLD

19



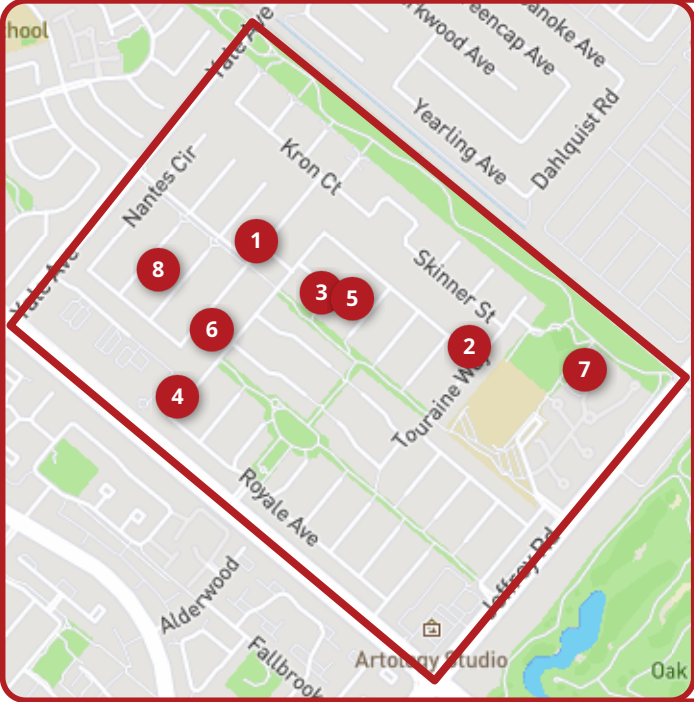
March 12, 2025

IRVINE-THE RANCH

Market Report

RECENT HOME SALES

Wednesday March 12, 2025



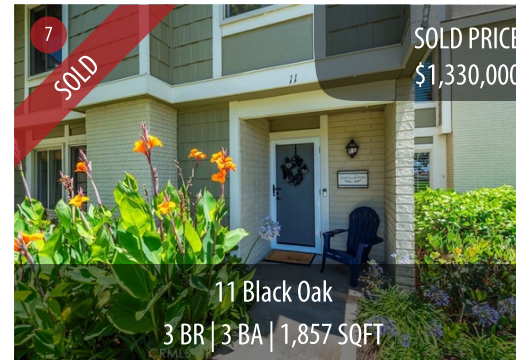
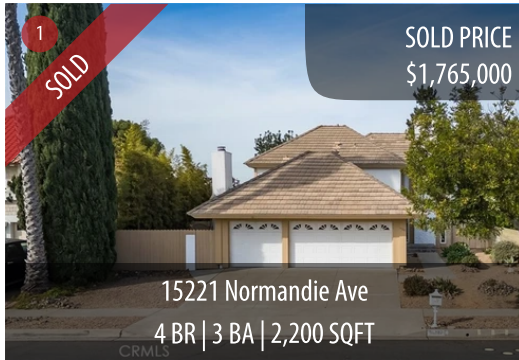
	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	15221 Normandie Ave	4	3	2,200	\$1,799,900	\$1,765,000	02-18-2025	10
2	5261 Bordeaux Ave	4	3	2,550	\$2,260,000	\$2,175,000	02-14-2025	33
3	2 Roanne Circle	4	3	2,256	\$1,770,000	\$1,700,000	11-14-2024	23
4	15441 Cherbourg Avenue	3	2	1,721	\$1,830,000	\$1,780,000	10-29-2024	27
5	1 Roanne Circle	4	3	2,091	\$1,737,500	\$1,725,000	10-22-2024	12
6	15342 Normandie Avenue	4	3	2,344	\$1,749,999	\$1,725,000	09-30-2024	61
7	11 Black Oak	3	3	1,857	\$1,299,000	\$1,330,000	08-20-2024	15
8	15332 Saverne Circle	4	3	1,950	\$1,500,000	\$1,676,000	08-7-2024	12

Showing the most recent 8 of a total of 19 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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IRVINE-THE RANCH HOMES

SOLD LISTINGS

As Of Wednesday March 12, 2025



Showing the most recent 8 of a total of 19 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

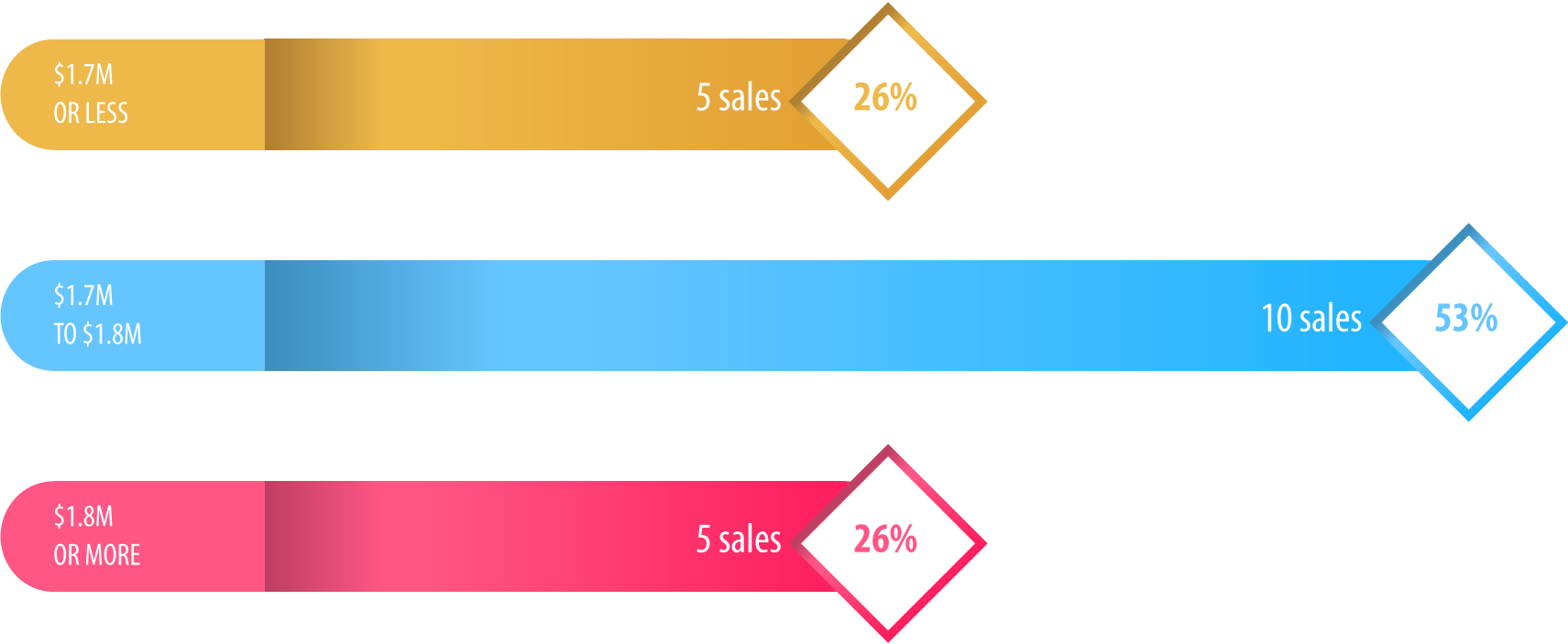
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RECENT SALES BREAKDOWN

Last 12 Months

As of March 12, 2025

Irvine-The Ranch Homes



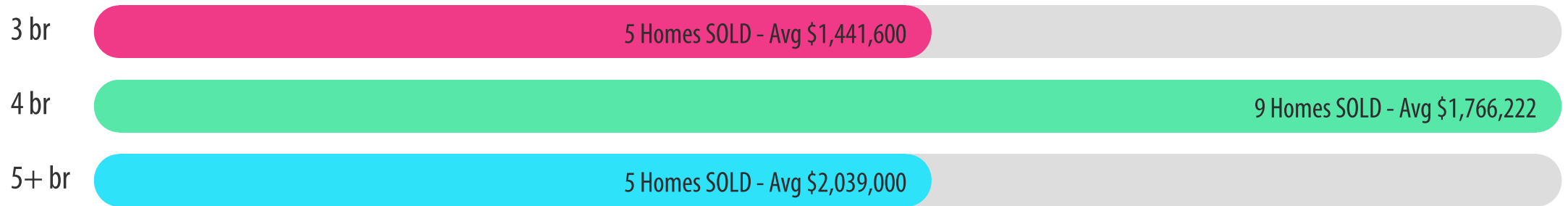
20

Average Days on Market

IRVINE-THE RANCH HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine-The Ranch has seen a **STRONG DEMAND** for
4 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of March 12, 2025

Irvine-The Ranch Homes



Last 12 Months
99.98%

Average Days on Market **20**



Previous 12 Months
103.66%

Average Days on Market **14**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE-THE RANCH HOMES

Last 12 Months

RECENT SALES



19

As of March 12, 2025

IRVINE-THE RANCH HOMES

Last 12 months



AVERAGE SALES PRICE

\$1,752,579

Up from \$1,586,711

As of March 12, 2025

IRVINE-THE RANCH HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

20

As of March 12, 2025



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