

— MARKET INSIDER REPORT —

IRVINE WOODBRIDGE HOMES

Friday, March 21, 2025

Courtesy of Charlton Wang

Broker



IRVINE WOODBRIDGE HOMES

MARKET SNAPSHOT

The Irvine Woodbridge area has had the median sale price increase by 12.2% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$3,730,000

Sold on September 5, 2024

Average sale price of Homes

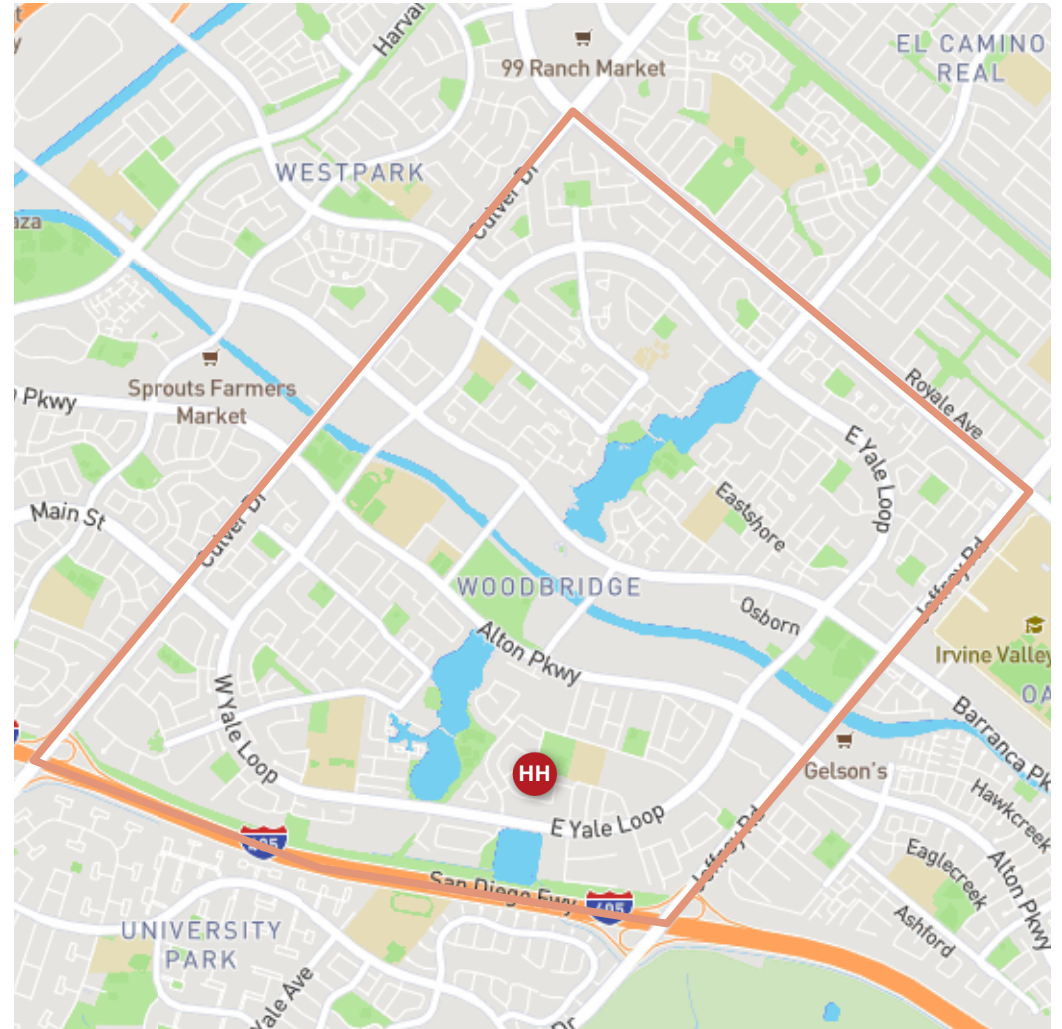
\$1,901,738

Median sale price of Homes

\$1,780,000



**Up 12.2% since
February 2024**



IRVINE WOODBRIDGE HOMES

MARKET PERFORMANCE

The number of Irvine Woodbridge individual home sales decreased by 4% in this period, with 52 sold vs 54 in the previous 12 months.



Recently Sold
Homes: 52



Currently Active
Homes: 5



Currently Pending
Homes: 3



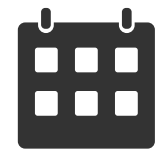
Total Individual Homes in Area
Individual Homes: 2,807



12 Month Turn Over Rate
Homes: 1.9%



Average Days on Market
Homes: 20



Average Years in Home
Homes: 17

IRVINE WOODBRIDGE HOMES

AVERAGE PRICES

As of March 21, 2025, Irvine Woodbridge median sales price for homes increased by 12.2% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$3,730,000

↑ 13.0%

Last 12 months



Median Sales Price

\$1,780,000

↑ 12.2%

Last 12 months



Lowest Sales Price

\$950,000

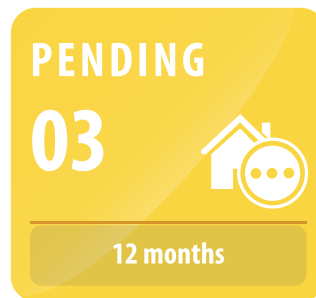
↑ 2.0%

Last 12 months

IRVINE WOODBRIDGE HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

20



AVERAGE LIST PRICE
PER SQUARE FOOT

\$898

Up from \$805



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$896

Up from \$823

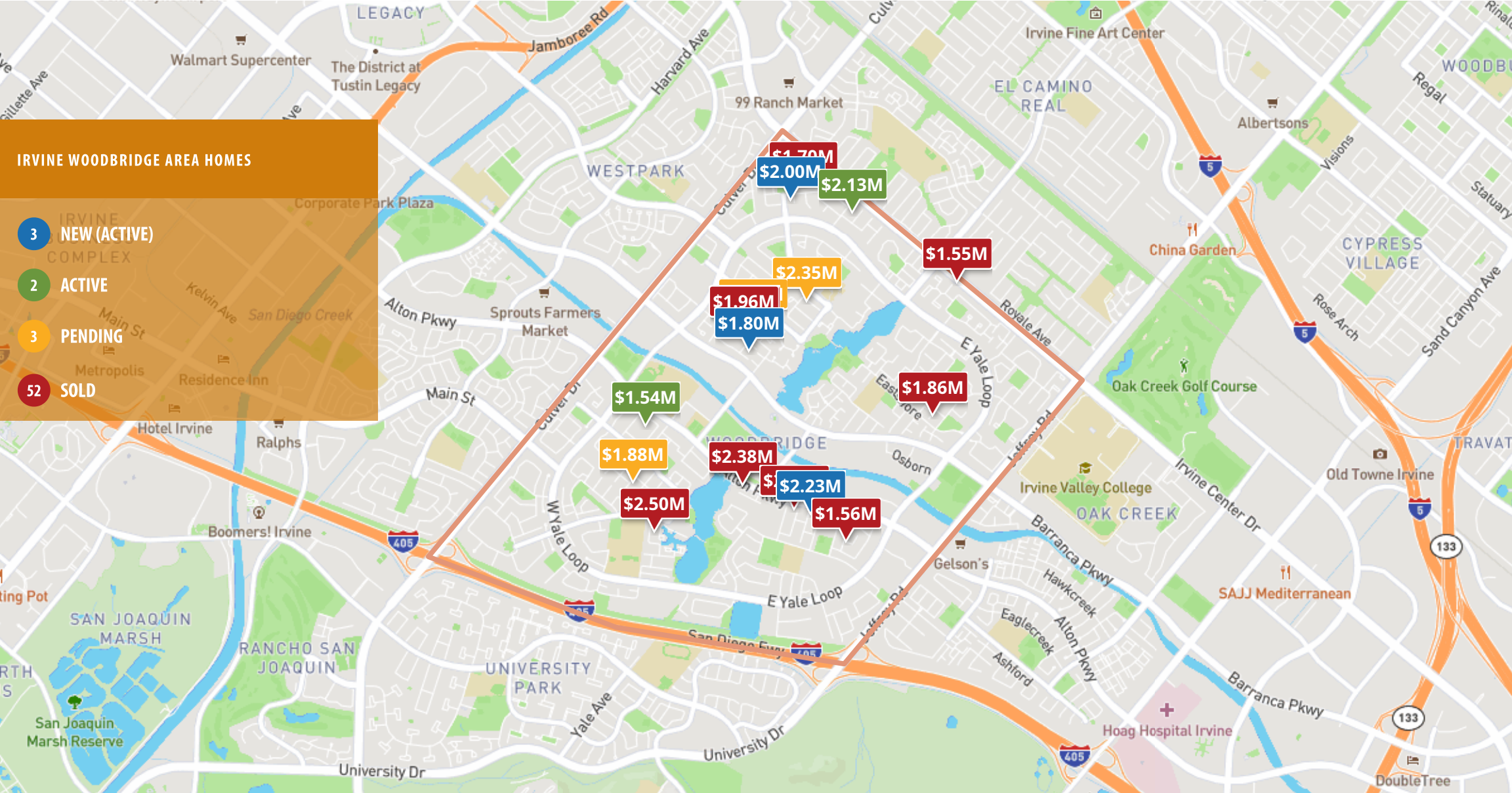


AVERAGE SALE PRICE
TO LIST PRICE

99.4%

IRVINE WOODBRIDGE AREA HOMES

- 3 NEW (ACTIVE)
- 2 ACTIVE
- 3 PENDING
- 52 SOLD



ACTIVE

05



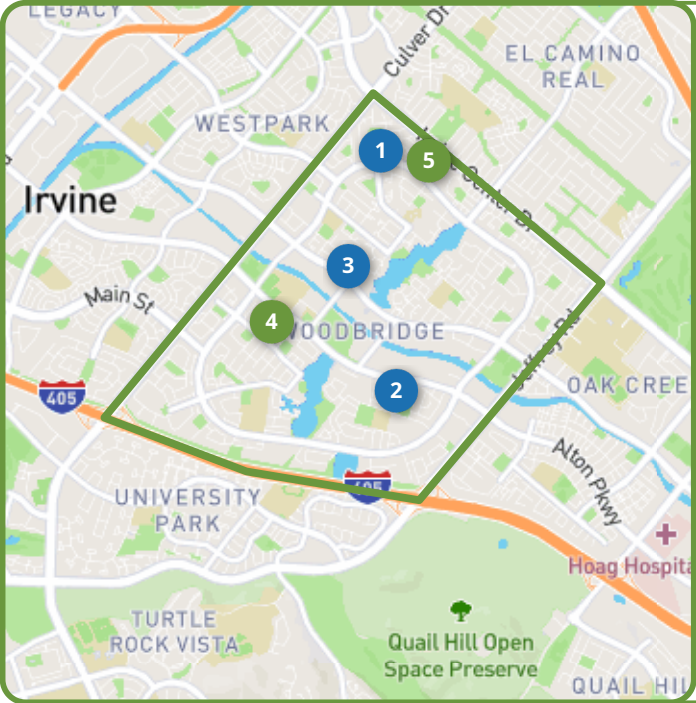
March 21, 2025

IRVINE WOODBRIDGE

Market Report

ACTIVE HOME LISTINGS

Friday March 21, 2025



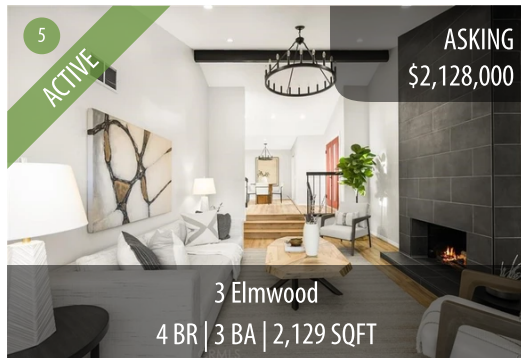
	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	8 Arborglen	4	3	2,186	\$1,999,000	\$914	16
2	22 Carnelian	5	3	2,518	\$2,228,000	\$885	24
3	29 Blackswan	3	2	1,520	\$1,795,000	\$1,181	24
4	16 Wayfarer	3	3	1,571	\$1,535,000	\$977	35
5	3 Elmwood	4	3	2,129	\$2,128,000	\$1,000	70

Showing the most recent 5 of a total of 5 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 WOODBRIDGE HOMES

ACTIVE LISTINGS

As Of Friday March 21, 2025



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PENDING

03



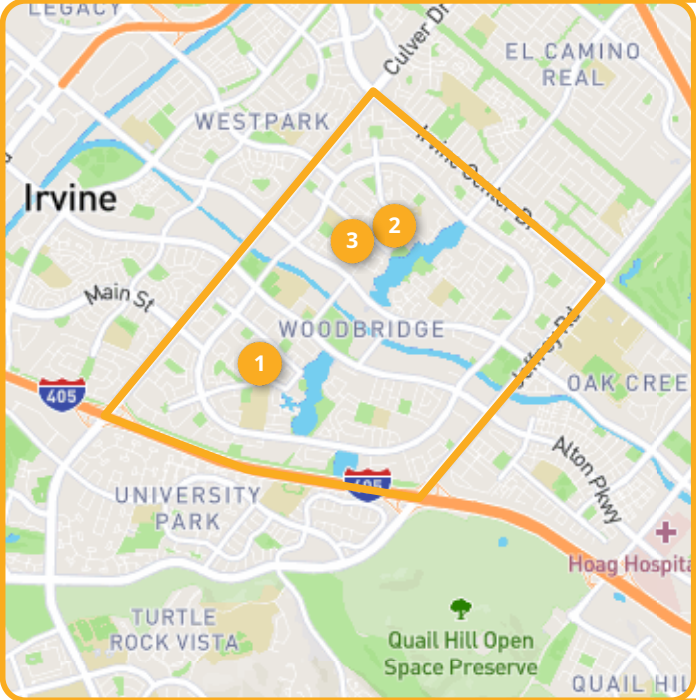
March 21, 2025

IRVINE WOODBRIDGE

Market Report

PENDING HOME LISTINGS

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	22 Fairdawn	3	2	1,750	\$1,880,000	\$1,074	12
2	6 Mallard	4	2	2,076	\$2,350,000	\$1,132	25
3	33 Whistling Swan	3	2	1,808	\$2,100,000	\$1,162	29

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 HOMES

PENDING LISTINGS

As Of Friday March 21, 2025



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SOLD

52



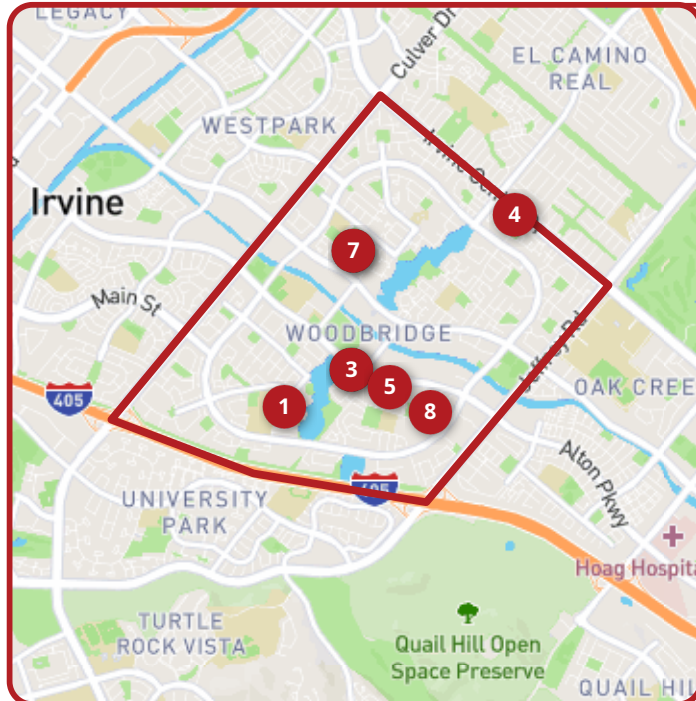
March 21, 2025

IRVINE WOODBRIDGE

Market Report

RECENT HOME SALES

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	17 Rainstar	4	3	2,547	\$2,499,900	\$2,499,900	02-20-2025	20
2	21 Bayporte - #24	4	3	2,830	\$2,566,800	\$2,380,000	02-6-2025	55
3	21 Bayporte	4	3	2,830	\$2,568,000	\$2,380,000	02-6-2025	3
4	18 Brookdale	3	2	1,440	\$1,550,000	\$1,550,000	01-31-2025	4
5	33 Bloomdale	3	2	1,784	\$1,788,888	\$2,000,000	01-30-2025	6
6	28 Birdsong	4	2	1,808	\$2,000,000	\$1,900,000	01-29-2025	59
7	26 Birdsong	4	3	2,129	\$2,000,000	\$1,960,000	12-20-2024	20
8	2 Buttonwood	4	3	1,900	\$1,560,000	\$1,560,000	12-12-2024	11

Showing the most recent 8 of a total of 52 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 HOMES

SOLD LISTINGS

As Of Friday March 21, 2025



Showing the most recent 8 of a total of 52 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

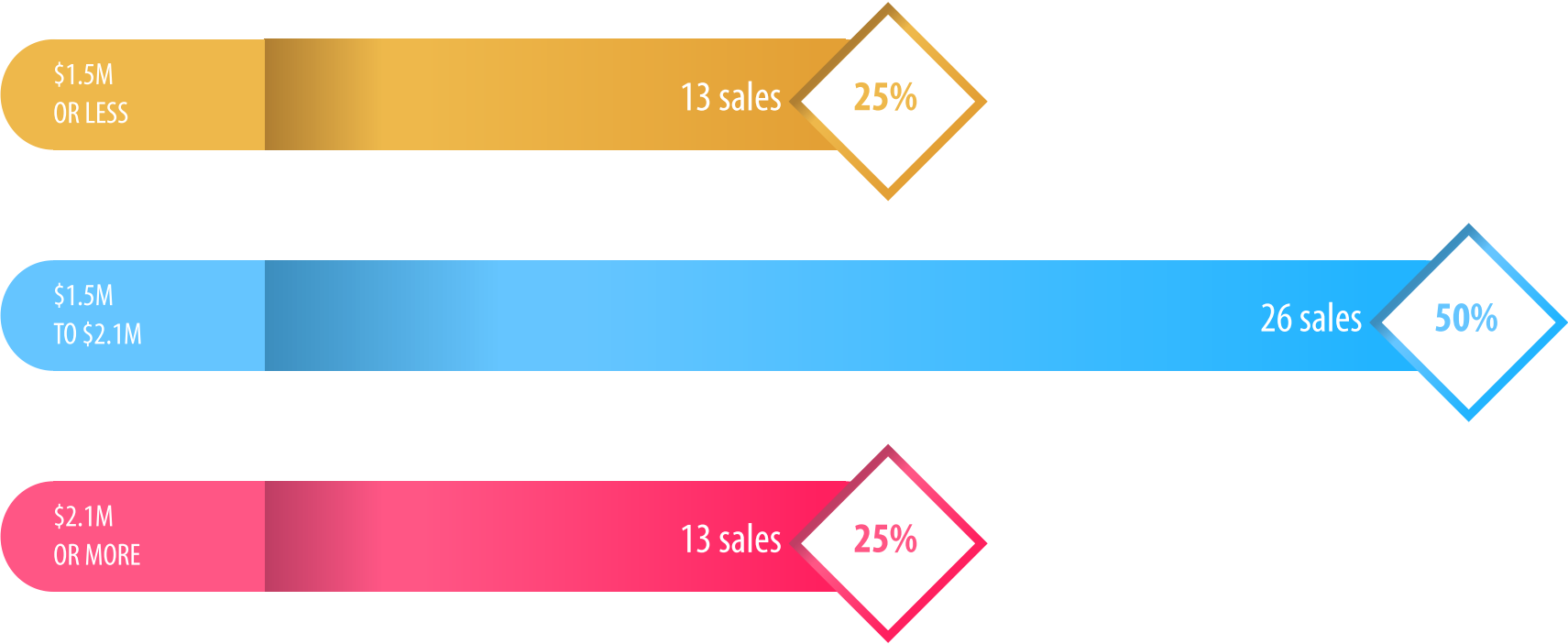
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RECENT SALES BREAKDOWN

Irvine Woodbridge Homes

Last 12 Months

As of March 21, 2025



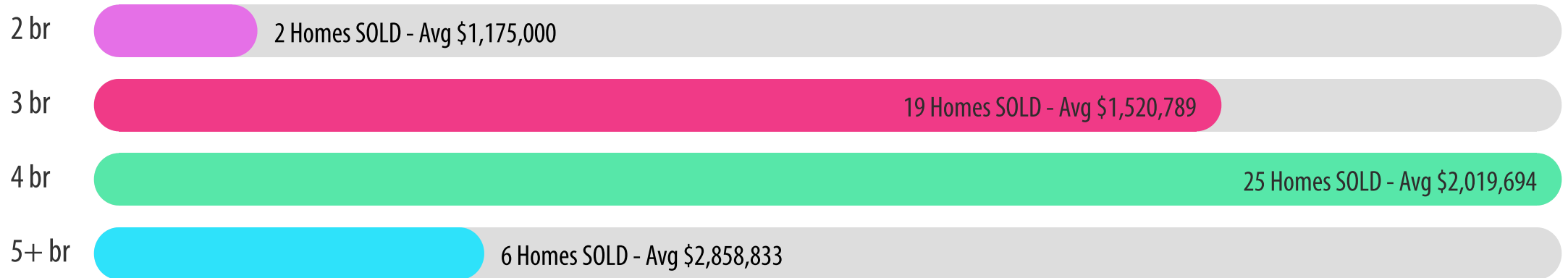
20

Average Days on Market

IRVINE WOODBRIDGE HOMES

LOOK AT WHAT PEOPLE ARE BUYING

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



SALE TO LIST PRICE

As of March 21, 2025

Irvine Woodbridge Homes



Last 12 Months
99.40%

Average Days on Market **20**



Previous 12 Months
101.77%

Average Days on Market **16**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE WOODBRIDGE HOMES

Last 12 Months

RECENT SALES



52

As of March 21, 2025

IRVINE WOODBRIDGE HOMES

Last 12 months



AVERAGE SALES PRICE

\$1,901,738

Up from \$1,636,684

As of March 21, 2025

IRVINE WOODBRIDGE HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

20

As of March 21, 2025



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