

— MARKET INSIDER REPORT —

IRVINE SHADY CANYON HOMES

Friday, April 3, 2026

Courtesy of Charlton Wang

Broker



IRVINE SHADY CANYON HOMES

MARKET SNAPSHOT

The Irvine Shady Canyon area has had the median sale price adjusted by 9.0% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$17,550,000

Sold on January 5, 2026

Average sale price of Homes

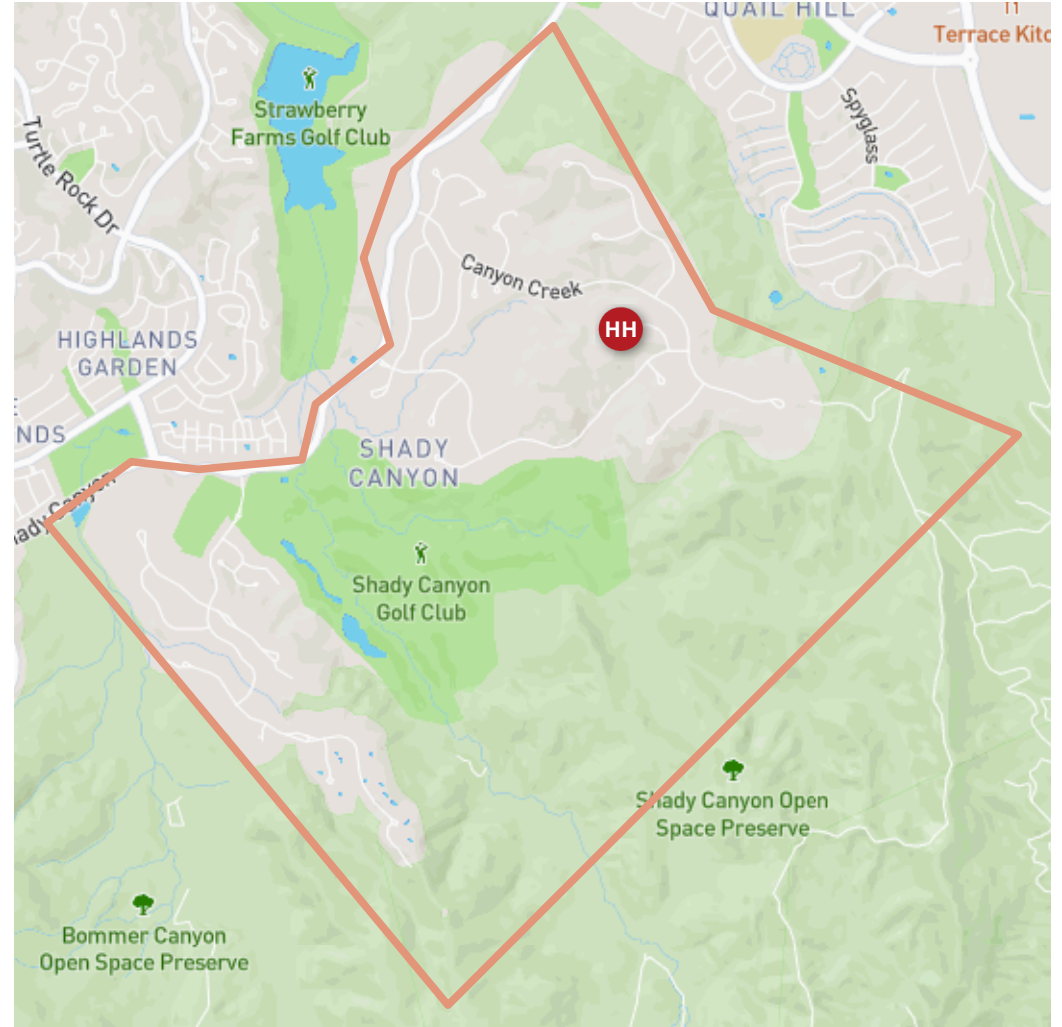
\$9,887,071

Median sale price of Homes

\$9,100,000



**Adjusted 9.0% since
March 2025**



IRVINE SHADY CANYON HOMES

MARKET PERFORMANCE

The turn over rate of Irvine Shady Canyon individual home sales decreased by 35% in this period, with 11 sold vs 17 in the previous 12 months.



Recently Sold
Homes: 11



Currently Active
Homes: 4



Currently Pending
Homes: 0



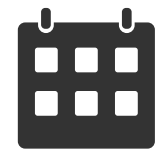
Total Individual Homes in Area
Individual Homes: 396



12 Month Turn Over Rate
Homes: 2.8%



Average Days on Market
Homes: 80



Average Years in Home
Homes: 12

IRVINE SHADY CANYON HOMES

AVERAGE PRICES

As of April 3, 2026, Irvine Shady Canyon median sales price for homes adjusted by 9.0% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$17,550,000

↑ 2.3%

Last 12 months



Median Sales Price

\$9,100,000

↓ 9.0%

Last 12 months



Lowest Sales Price

\$6,369,785

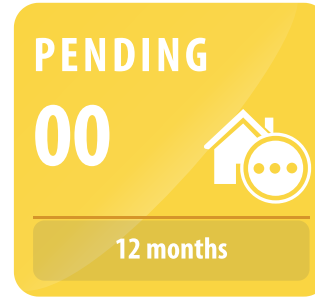
↑ 196.2%

Last 12 months

IRVINE SHADY CANYON HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

80



AVERAGE LIST PRICE
PER SQUARE FOOT

\$1,401

Down from \$1,569



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$1,312

Down from \$1,493

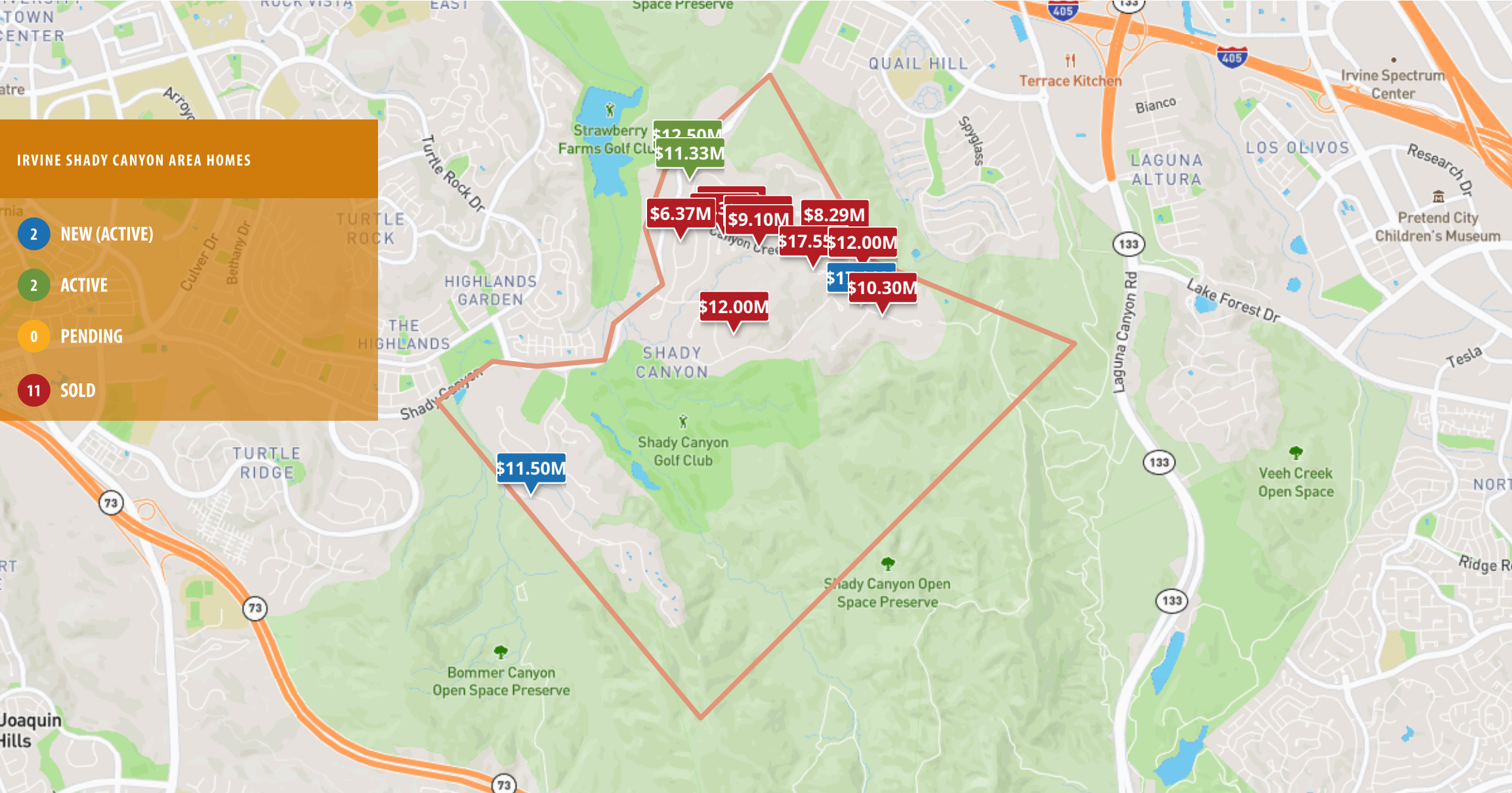


AVERAGE SALE PRICE
TO LIST PRICE

92.6%

IRVINE SHADY CANYON AREA HOMES

- 2 NEW (ACTIVE)
- 2 ACTIVE
- 0 PENDING
- 11 SOLD



ACTIVE

04



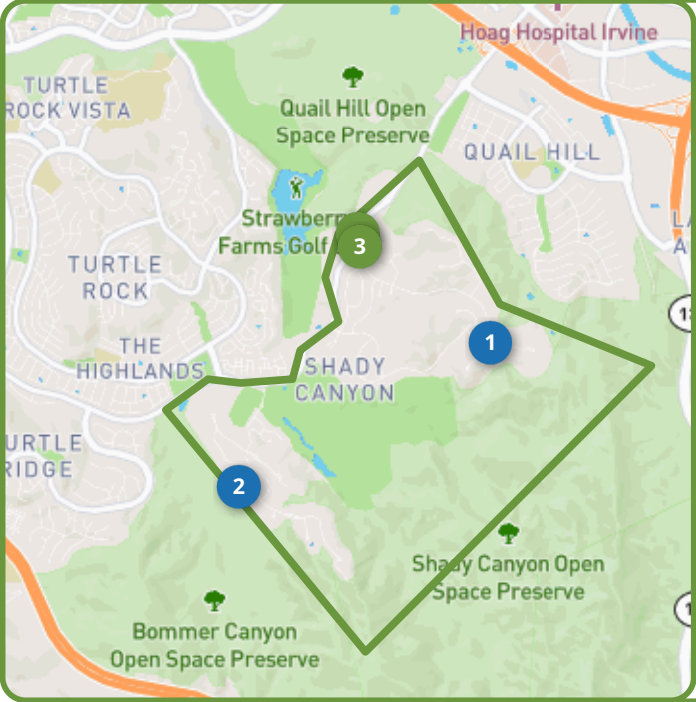
April 3, 2026

IRVINE SHADY CANYON

Market Report

ACTIVE HOME LISTINGS

Friday April 3, 2026



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	51 Echo	7	13	15,024	\$16,999,999	\$1,132	1
2	25 Golden Eagle	6	8	6,173	\$11,498,000	\$1,863	11
3	47 Vernal	7	8	7,306	\$11,333,311	\$1,551	38
4	24 Jewel Flower	5	6	6,783	\$12,495,000	\$1,842	37

IRVINE SHADY CANYON HOMES

ACTIVE LISTINGS

As Of Friday April 3, 2026



1
NEW!

ASKING
\$16,999,999

51 Echo
7 BR | 13 BA | 15,024 SQFT



2
NEW!

ASKING
\$11,498,000

25 Golden Eagle
6 BR | 8 BA | 6,173 SQFT



3
ACTIVE

ASKING
\$11,333,311

47 Vernal
7 BR | 8 BA | 7,306 SQFT



4
ACTIVE

ASKING
\$12,495,000

24 Jewel Flower
5 BR | 6 BA | 6,783 SQFT

SOLD

11



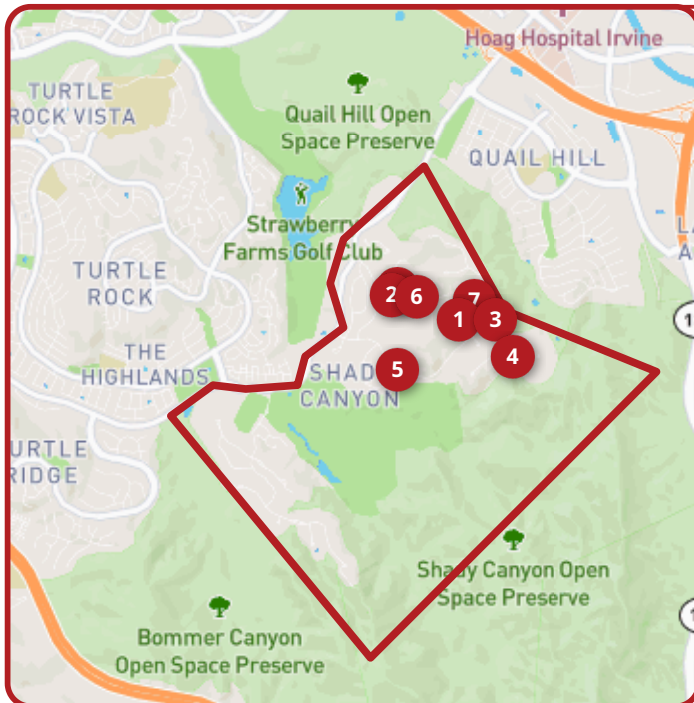
April 3, 2026

IRVINE SHADY CANYON

Market Report

RECENT HOME SALES

Friday April 3, 2026



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	20 Black Falcon	6	10	10,934	\$18,999,000	\$17,550,000	01-5-2026	0
2	20 Cactus	4	5	6,511	\$7,990,000	\$7,350,000	12-17-2025	169
3	97 Canyon Creek	6	8	9,901	\$12,998,000	\$12,000,000	10-1-2025	95
4	116 Canyon Creek	5	7	7,107	\$10,495,000	\$10,300,000	09-12-2025	7
5	35 Boulder View	5	7	8,302	\$12,000,000	\$12,000,000	08-27-2025	0
6	59 Canyon Creek	5	6	5,625	\$7,838,000	\$7,300,000	08-15-2025	115
7	41 Needle Grass	5	6	5,500	\$8,699,888	\$8,288,000	07-28-2025	118
8	25 Salt Bush	4	5	5,526	\$7,188,000	\$6,500,000	06-27-2025	85

IRVINE SHADY CANYON HOMES

SOLD LISTINGS

As Of Friday April 3, 2026

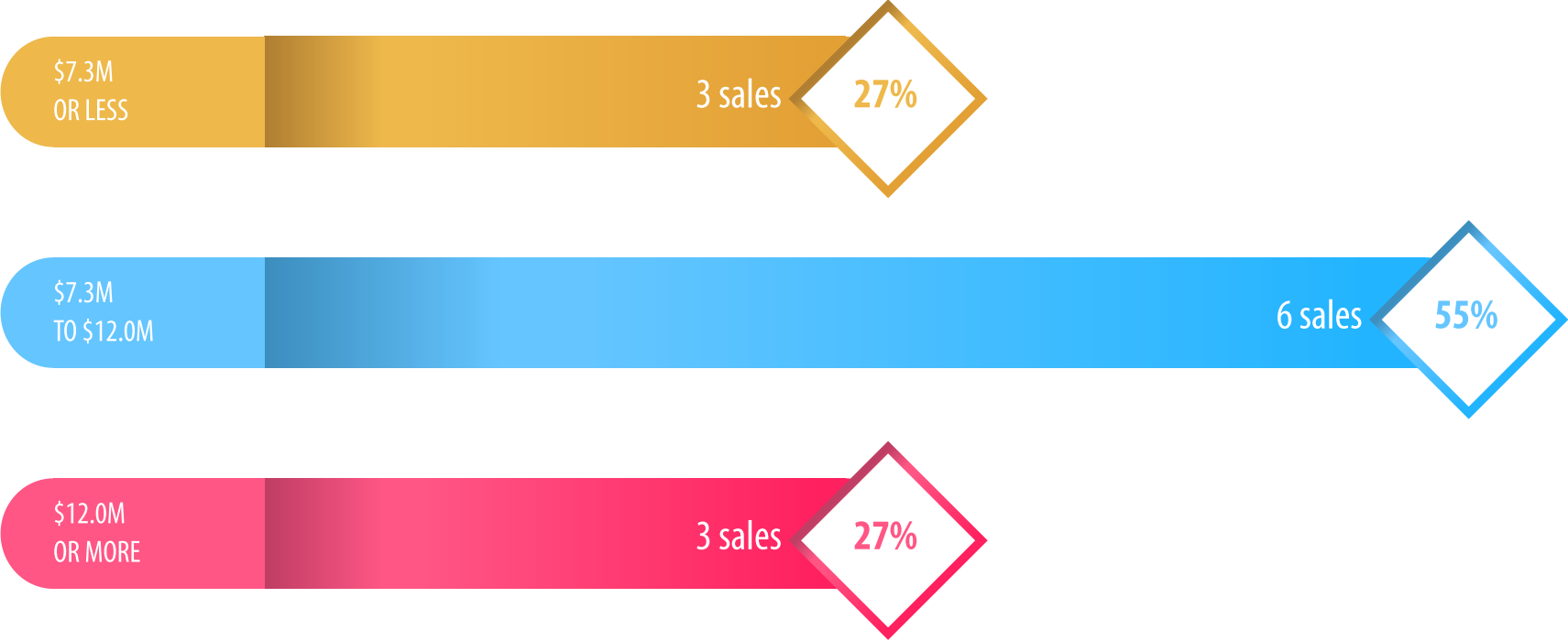


RECENT SALES BREAKDOWN

Last 12 Months

As of April 3, 2026

 Irvine Shady Canyon Homes



80

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.

4 br

3 Homes SOLD - Avg \$6,739,928

5+ br

8 Homes SOLD - Avg \$11,067,250

SALE TO LIST PRICE

As of April 3, 2026

Irvine Shady Canyon Homes



Last 12 Months
92.59%

Average Days on Market **80**



Previous 12 Months
94.52%

Average Days on Market **77**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE SHADY CANYON HOMES

Last 12 Months

RECENT SALES



11

As of April 3, 2026

IRVINE SHADY CANYON HOMES

Last 12 months



AVERAGE SALES PRICE

\$9,887,071

Up from \$9,847,076

As of April 3, 2026

IRVINE SHADY CANYON HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

80

As of April 3, 2026



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