

— MARKET INSIDER REPORT —

IRVINE UNIVERSITY PARK HOMES

Sunday, March 23, 2025

Courtesy of Charlton Wang
Broker



IRVINE UNIVERSITY PARK HOMES

MARKET SNAPSHOT

The Irvine University Park area has had the median sale price increase by 15.2% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$2,700,000

Sold on July 30, 2024

Average sale price of Homes

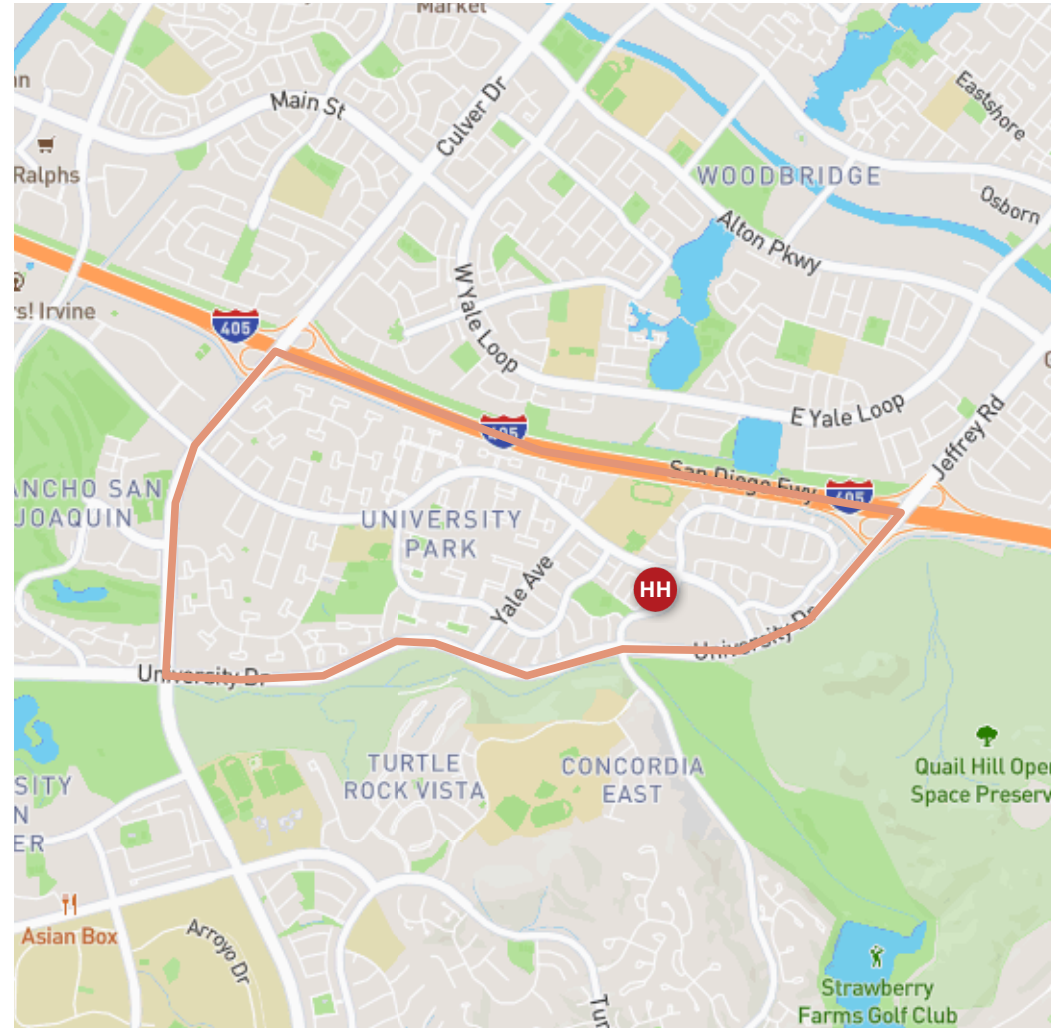
\$1,538,170

Median sale price of Homes

\$1,455,000



**Up 15.2% since
February 2024**



IRVINE UNIVERSITY PARK HOMES

MARKET PERFORMANCE

The number of Irvine University Park individual home sales increased by 17% in this period, with 63 sold vs 54 in the previous 12 months.



Recently Sold
Homes: 63



Currently Active
Homes: 11



Currently Pending
Homes: 4



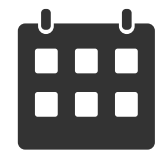
Total Individual Homes in Area
Individual Homes: 2,516



12 Month Turn Over Rate
Homes: 2.5%



Average Days on Market
Homes: 30



Average Years in Home
Homes: 17

IRVINE UNIVERSITY PARK HOMES

AVERAGE PRICES

As of March 23, 2025, Irvine University Park median sales price for homes increased by 15.2% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$2,700,000

↓ 27.4%

Last 12 months



Median Sales Price

\$1,455,000

↑ 15.2%

Last 12 months



Lowest Sales Price

\$1,030,018

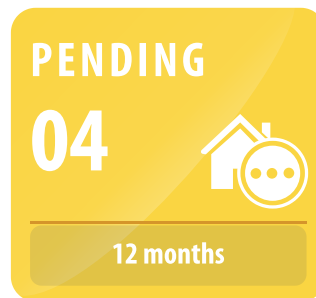
↑ 27.2%

Last 12 months

IRVINE UNIVERSITY PARK HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

30



AVERAGE LIST PRICE
PER SQUARE FOOT

\$900

Up from \$767



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$911

Up from \$788

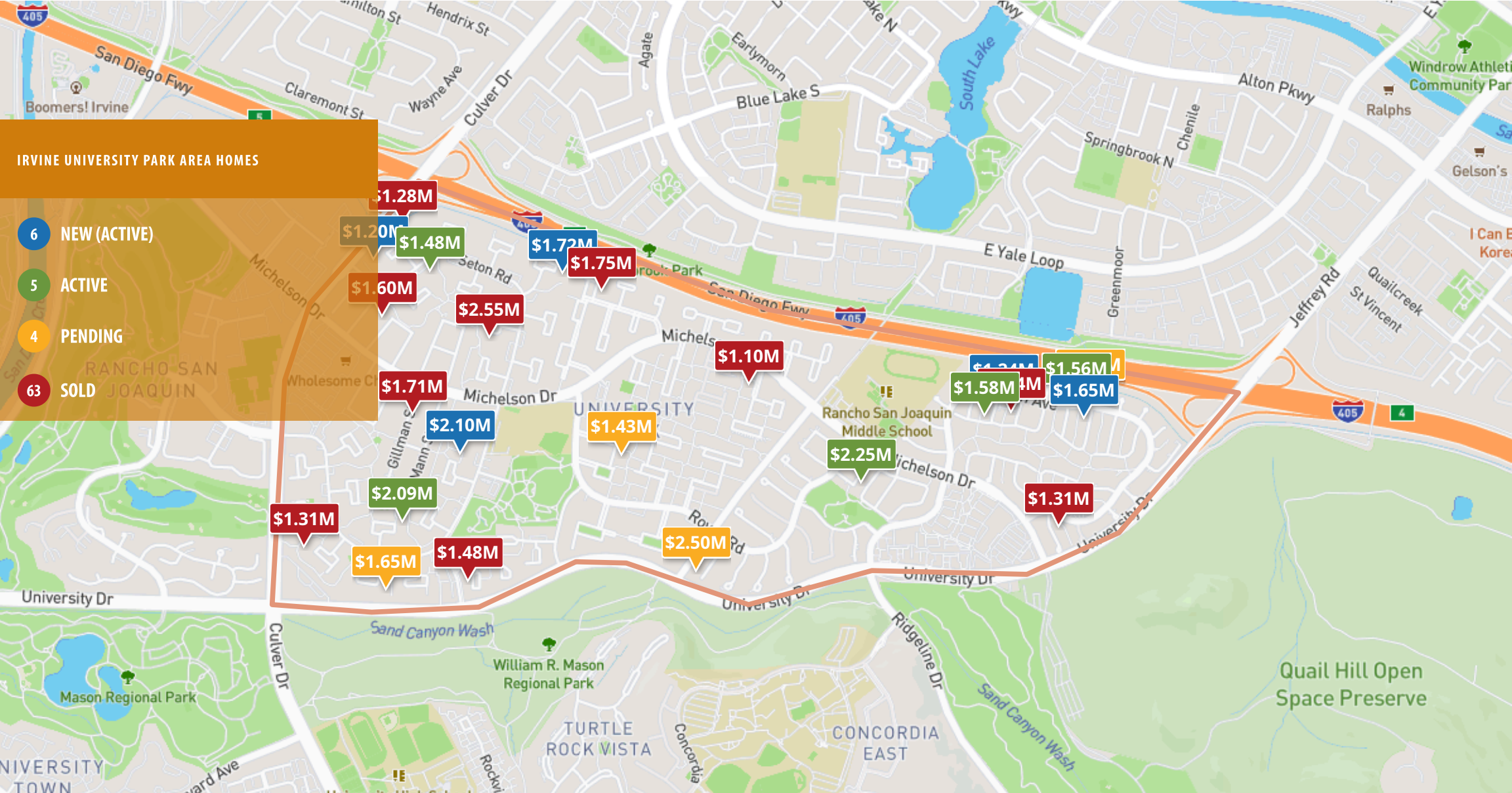


AVERAGE SALE PRICE
TO LIST PRICE

101.0%

IRVINE UNIVERSITY PARK AREA HOMES

- 6 NEW (ACTIVE)
- 5 ACTIVE
- 4 PENDING
- 63 SOLD



ACTIVE

11



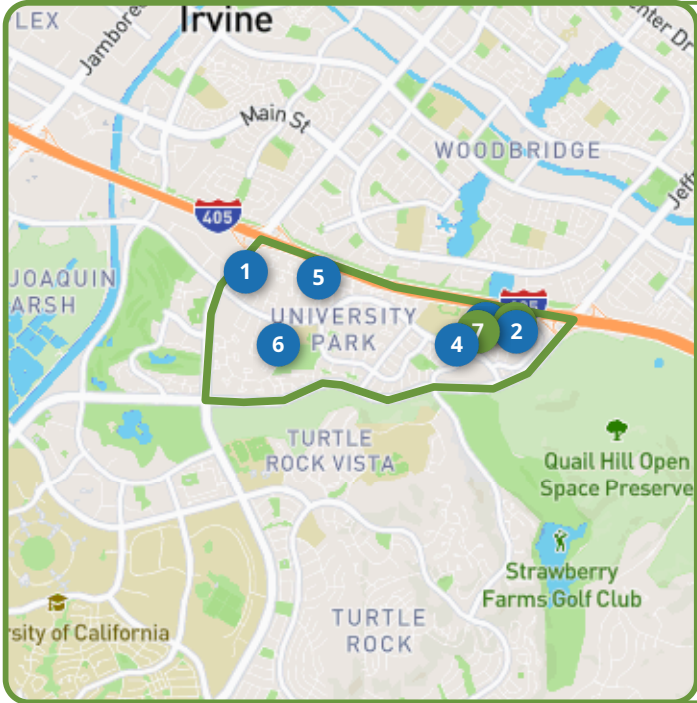
March 23, 2025

IRVINE UNIVERSITY PARK

Market Report

ACTIVE HOME LISTINGS

Sunday March 23, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	96 Seton Rd	2	2	1,187	\$1,199,000	\$1,010	1
2	8 S Dogwood	3	2	1,532	\$1,650,000	\$1,077	16
3	17272 Candleberry	2	2	1,184	\$1,238,000	\$1,046	15
4	5102 Alder	3	2	1,398	\$1,574,000	\$1,126	29
5	12 Rockrose Way	3	2	1,684	\$1,720,000	\$1,021	29
6	12 Whitewood Way	4	3	2,304	\$2,097,000	\$910	30
7	5161 Maple	3	2	1,400	\$1,575,000	\$1,125	35
8	2 S Cherry	3	2	1,538	\$1,558,000	\$1,013	34

Showing the most recent 8 of a total of 11 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 UNIVERSITY PARK HOMES

ACTIVE LISTINGS

As Of Sunday March 23, 2025



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PENDING

04



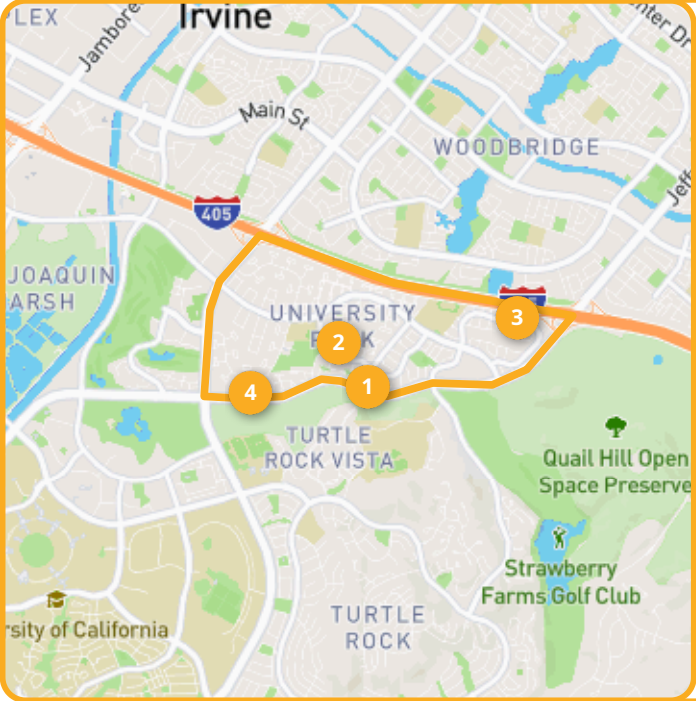
March 23, 2025

IRVINE UNIVERSITY PARK

Market Report

PENDING HOME LISTINGS

Sunday March 23, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	17 Broadleaf	5	3	2,779	\$2,500,000	\$900	5
2	31921 Foxmoor Court	4	2	1,737	\$1,428,000	\$822	0
3	3 S Dogwood	2	2	1,224	\$1,288,800	\$1,053	11
4	23 Chicory Way	3	3	2,304	\$1,649,000	\$716	66

Showing the most recent 4 of a total of 4 pending listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.
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IRVINE UNIVERSITY PARK HOMES

PENDING LISTINGS

As Of Sunday March 23, 2025



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SOLD

63



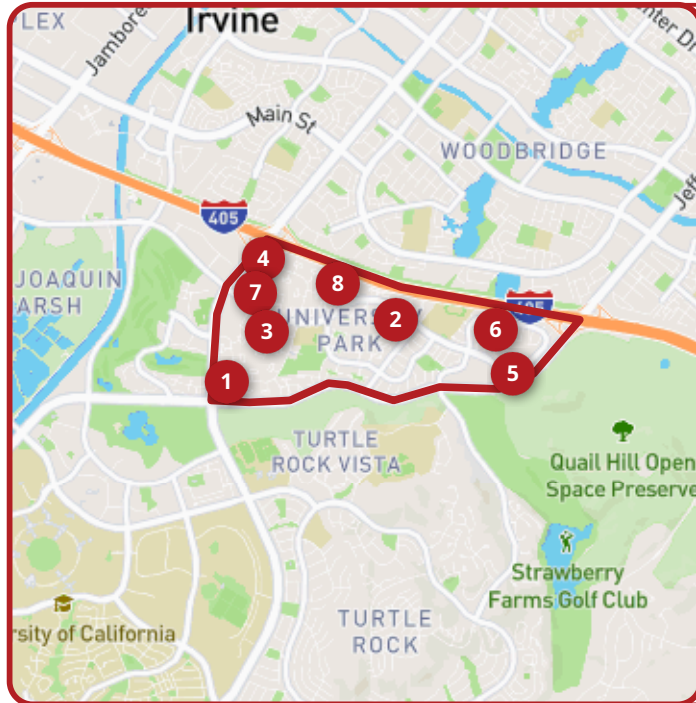
March 23, 2025

IRVINE UNIVERSITY PARK

Market Report

RECENT HOME SALES

Sunday March 23, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	22 Mandrake Way	2	2	1,300	\$1,239,000	\$1,305,000	03-17-2025	9
2	14 Willow Tree Ln	3	2	1,215	\$1,099,000	\$1,100,000	03-14-2025	0
3	26 Gillman Street	3	2	1,665	\$1,800,000	\$1,710,000	03-13-2025	19
4	4043 Germainder Way	3	2	1,494	\$1,358,888	\$1,275,000	02-26-2025	69
5	7 Lemon Tree	3	2	1,398	\$1,299,990	\$1,308,000	02-26-2025	10
6	17271 S S Chestnut	2	2	1,184	\$1,140,000	\$1,140,000	02-21-2025	151
7	15 Bascom Street	3	2	1,592	\$1,788,000	\$1,600,000	02-20-2025	110
8	4421 Pinyon Tree Lane	5	3	2,419	\$1,750,000	\$1,750,000	02-18-2025	0

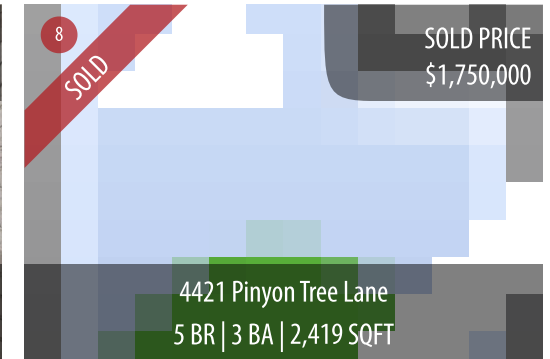
Showing the most recent 8 of a total of 63 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.

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IRVINE UNIVERSITY PARK HOMES

SOLD LISTINGS

As Of Sunday March 23, 2025



Showing the most recent 8 of a total of 63 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

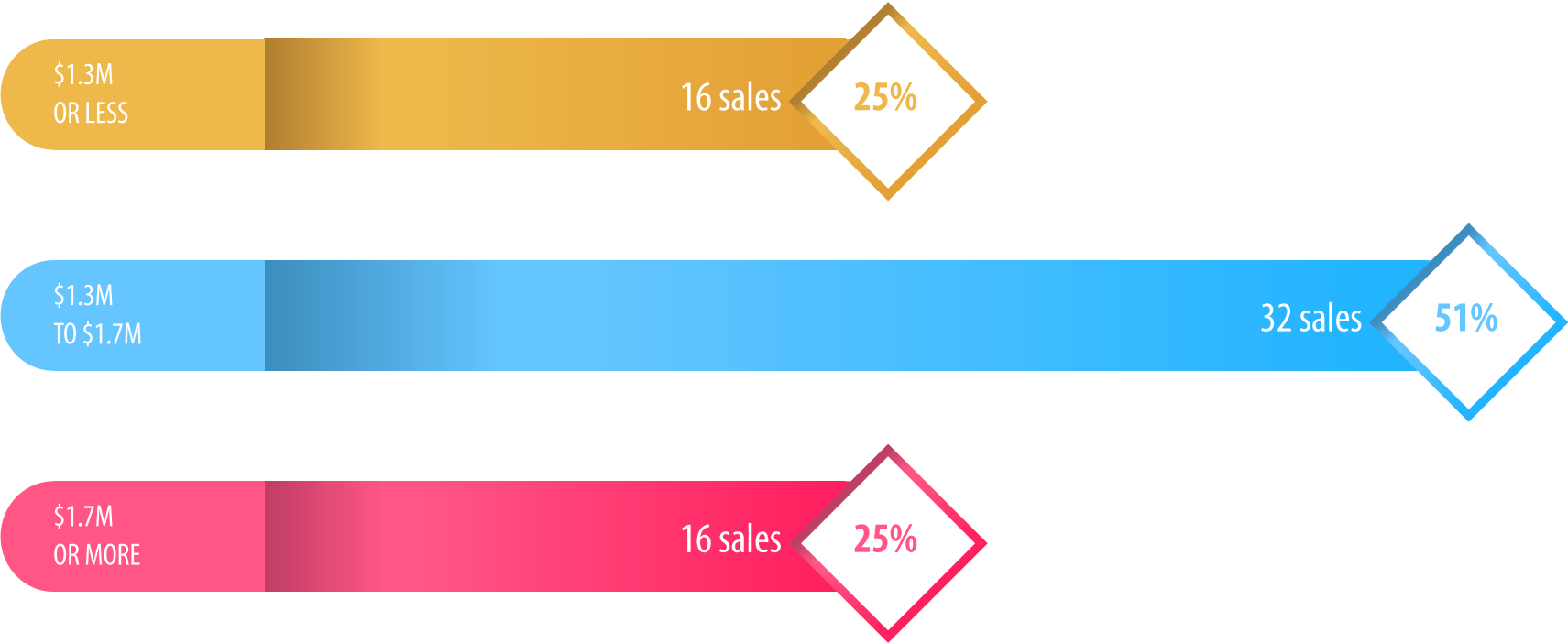
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RECENT SALES BREAKDOWN

Irvine University Park Homes

Last 12 Months

As of March 23, 2025



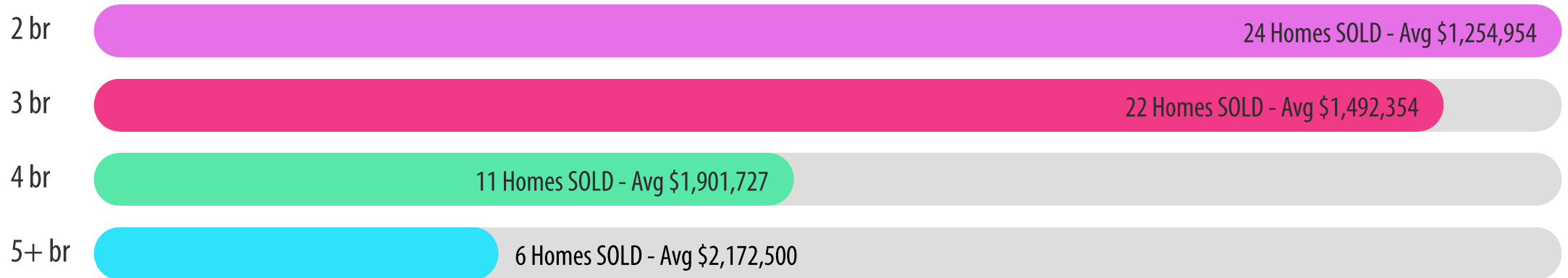
30

Average Days on Market

IRVINE UNIVERSITY PARK HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine University Park has seen a **STRONG DEMAND** for
2 bedroom homes **SOLD** in the last 12 months.



SALE TO LIST PRICE

As of March 23, 2025

Irvine University Park Homes



Last 12 Months
101.02%

Average Days on Market **30**



Previous 12 Months
102.59%

Average Days on Market **23**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE UNIVERSITY PARK HOMES

Last 12 Months

RECENT SALES



63

As of March 23, 2025

IRVINE UNIVERSITY PARK HOMES

Last 12 months



AVERAGE SALES PRICE

\$1,538,170

Up from \$1,401,444

As of March 23, 2025

IRVINE UNIVERSITY PARK HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

30

As of March 23, 2025



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