

— MARKET INSIDER REPORT —

IRVINE ORCHARD HILLS HOMES

Friday, March 21, 2025

Courtesy of Charlton Wang

Broker



COLDWELL BANKER

IRVINE ORCHARD HILLS HOMES

MARKET SNAPSHOT

The Irvine Orchard Hills area has had the median sale price increase by 17.6% over the last 12 months. Take a look at the details below!

Highest sale price of Homes

\$10,000,000

Sold on September 23, 2024

Average sale price of Homes

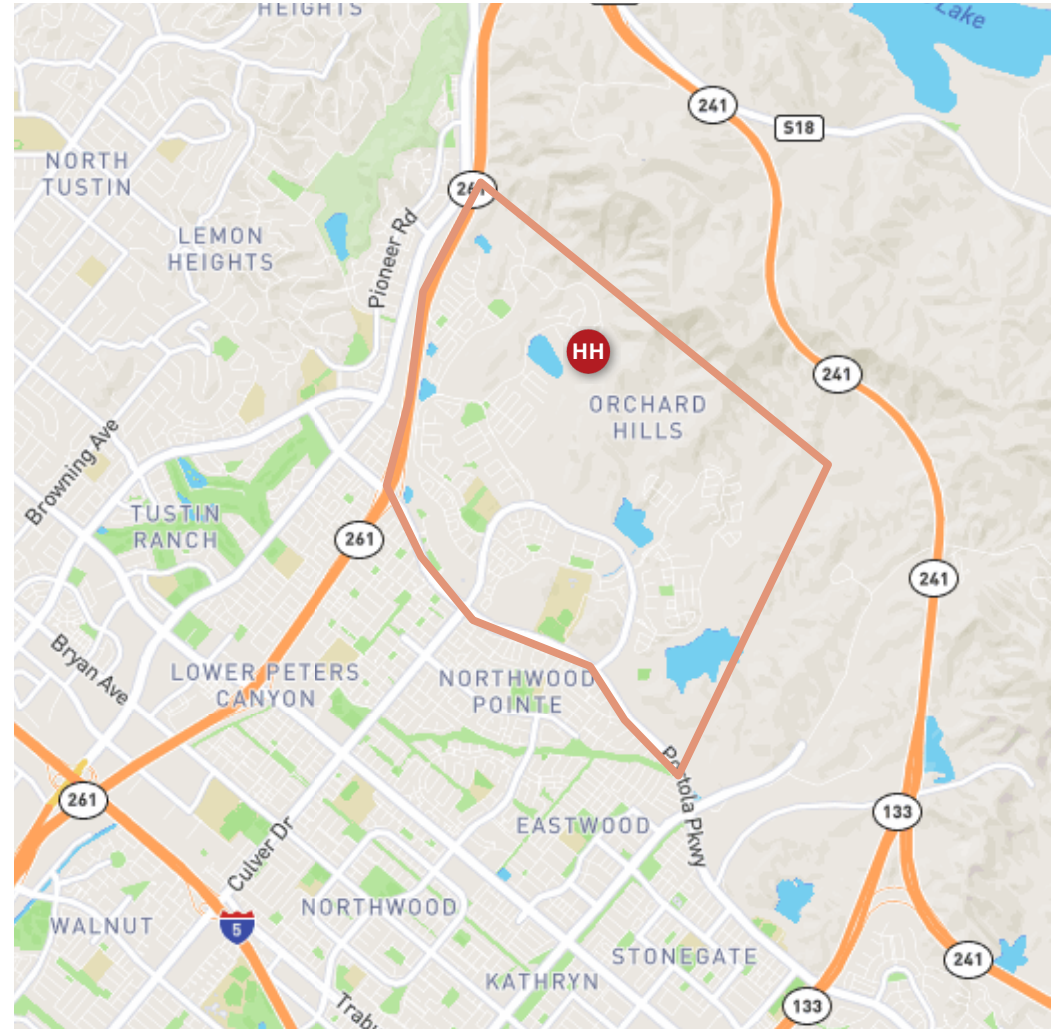
\$3,802,109

Median sale price of Homes

\$3,620,625



**Up 17.6% since
February 2024**



IRVINE ORCHARD HILLS HOMES MARKET PERFORMANCE

The number of Irvine Orchard Hills individual home sales decreased by 26% in this period, with 81 sold vs 109 in the previous 12 months.



Recently Sold
Homes: 81



Currently Active
Homes: 32



Currently Pending
Homes: 4



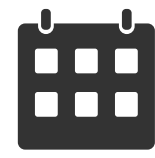
Total Individual Homes in Area
Individual Homes: 2,239



12 Month Turn Over Rate
Homes: 3.6%



Average Days on Market
Homes: 39



Average Years in Home
Homes: 6

IRVINE ORCHARD HILLS HOMES

AVERAGE PRICES

As of March 21, 2025, Irvine Orchard Hills median sales price for homes increased by 17.6% over the last 12 months. Take a look at the details below!



Highest Sales Price

\$10,000,000

↑ 13.6%

Last 12 months



Median Sales Price

\$3,620,625

↑ 17.6%

Last 12 months



Lowest Sales Price

\$1,530,000

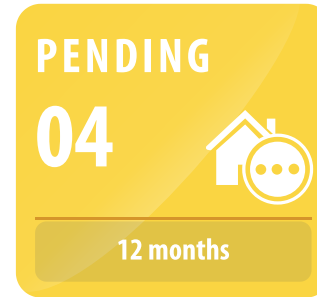
↓ 21.5%

Last 12 months

IRVINE ORCHARD HILLS HOMES

FAST FACTS

Last 12 months



AVERAGE
DAYS ON MARKET

39



AVERAGE LIST PRICE
PER SQUARE FOOT

\$1,121

Up from \$991



AVERAGE SOLD PRICE
PER SQUARE FOOT

\$1,112

Up from \$979

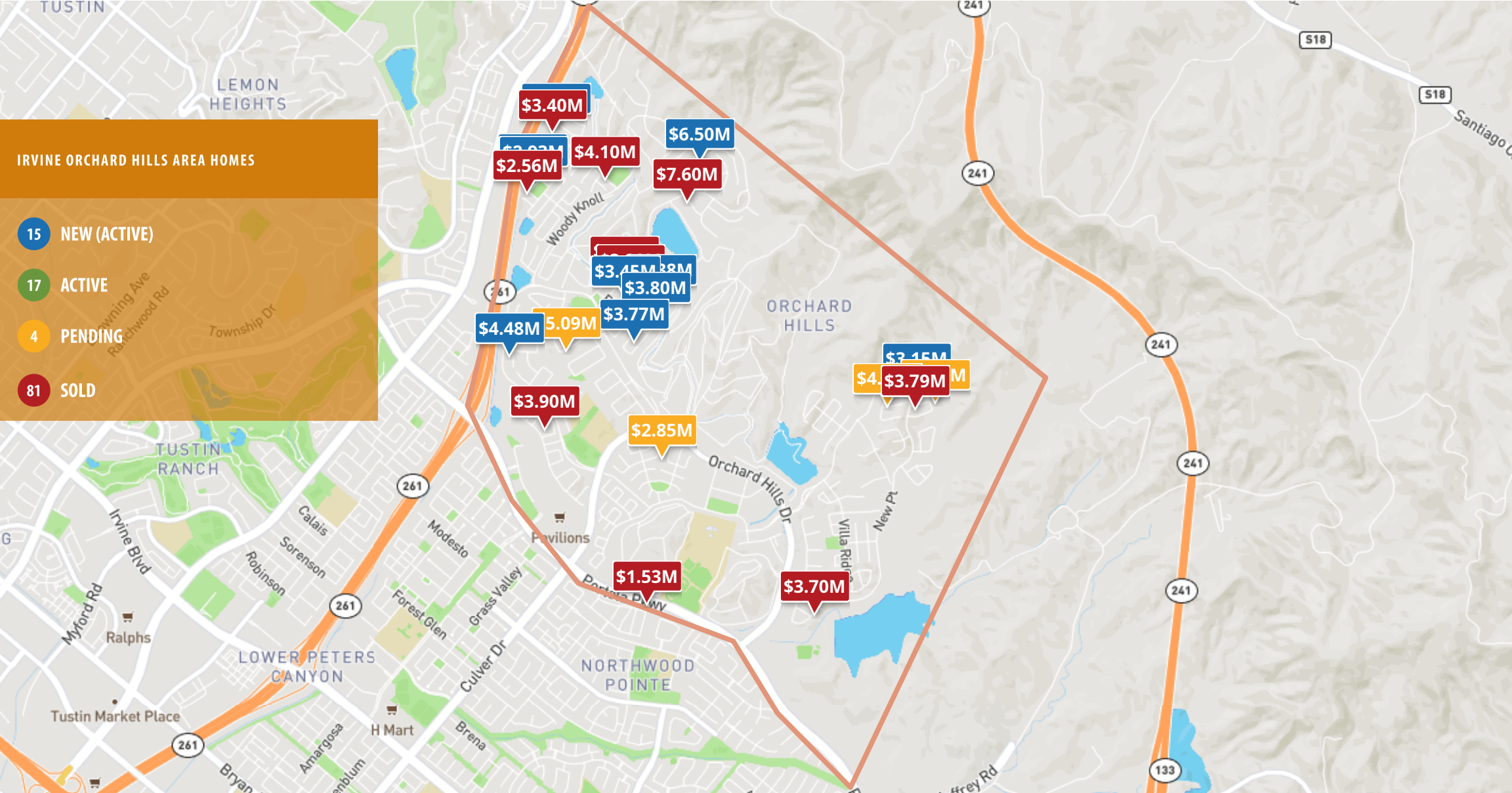


AVERAGE SALE PRICE
TO LIST PRICE

98.8%

IRVINE ORCHARD HILLS AREA HOMES

- 15 NEW (ACTIVE)
- 17 ACTIVE
- 4 PENDING
- 81 SOLD



ACTIVE

32



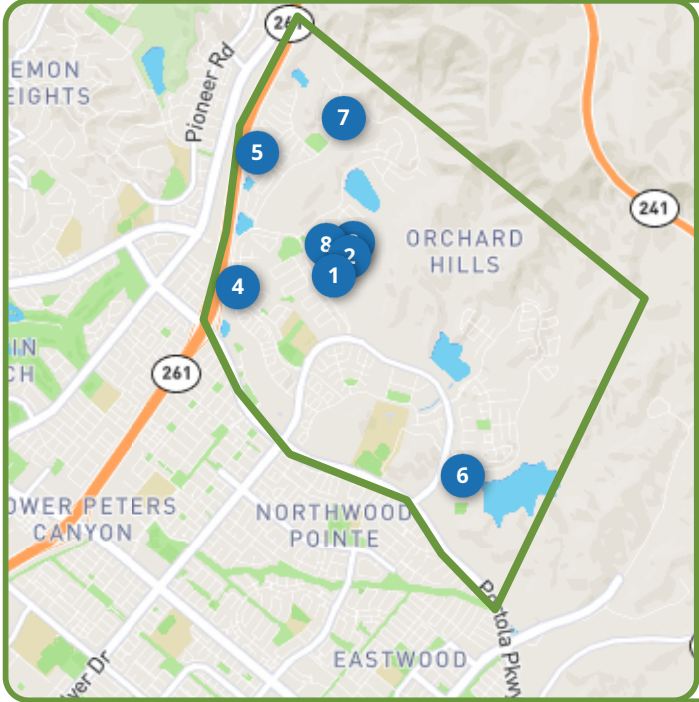
March 21, 2025

IRVINE ORCHARD HILLS

Market Report

ACTIVE HOME LISTINGS

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	241 Pinnacle	4	5	3,348	\$3,770,990	\$1,126	1
2	203 Pinnacle	4	5	3,348	\$3,802,990	\$1,136	1
3	100 Bozeman	4	5	3,500	\$4,380,000	\$1,251	1
4	10 Shadybend	4	5	4,058	\$4,480,000	\$1,104	3
5	53 Gingham	4	3	2,657	\$2,930,000	\$1,103	8
6	105 Tantara	4	3	2,909	\$2,988,000	\$1,027	9
7	212 Clear Falls	5	6	4,884	\$7,680,000	\$1,572	10
8	119 Jayhawk	4	5	3,375	\$3,450,000	\$1,022	11

Showing the most recent 8 of a total of 32 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 ORCHARD HILLS HOMES

ACTIVE LISTINGS

As Of Friday March 21, 2025



Showing the most recent 8 of a total of 32 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](tel:949.400.4099) or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

PENDING

04



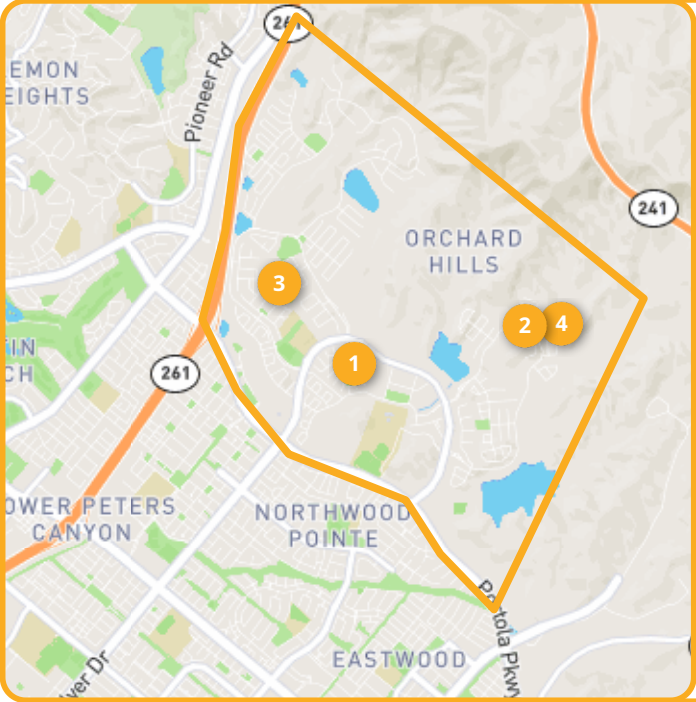
March 21, 2025

IRVINE ORCHARD HILLS

Market Report

PENDING HOME LISTINGS

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	PRICE/SQFT	DOM
1	68 Thoroughbred	4	5	2,890	\$2,850,000	\$986	2
2	116 Limone	4	5	3,380	\$4,090,000	\$1,210	4
3	124 Homecoming	5	6	4,709	\$5,088,888	\$1,081	7
4	242 Collino	5	4	2,821	\$4,505,111	\$1,597	98

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

IRVINE ORCHARD HILLS HOMES

PENDING LISTINGS

As Of Friday March 21, 2025



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.
Text me at [949.400.4099](tel:949.400.4099) or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

SOLD

81



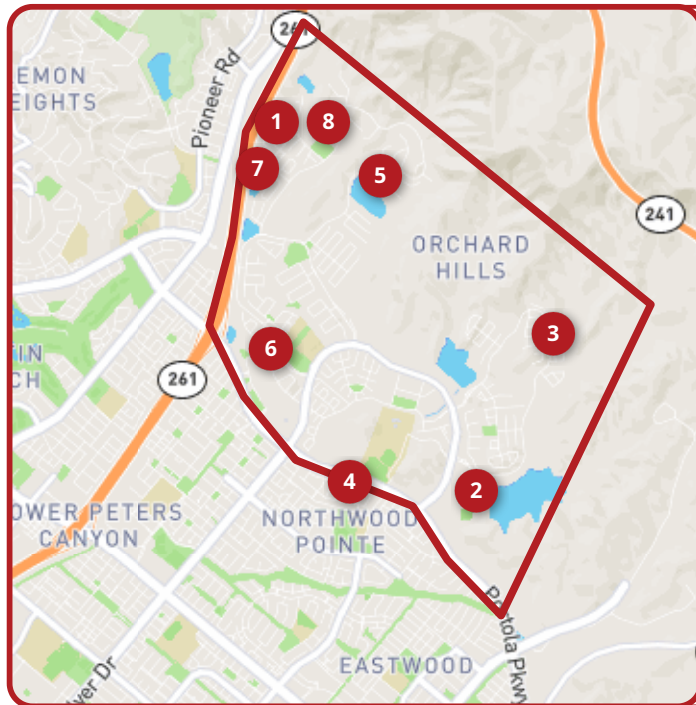
March 21, 2025

IRVINE ORCHARD HILLS

Market Report

RECENT HOME SALES

Friday March 21, 2025



	ADDRESS	BR	BA	SQ FT	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
1	72 Steeplechase	4	5	3,700	\$3,698,000	\$3,400,000	03-17-2025	129
2	234 Oceano	4	5	3,286	\$3,850,000	\$3,700,000	03-10-2025	31
3	241 Collino	5	5	3,470	\$3,790,000	\$3,790,000	03-3-2025	29
4	78 Winslow Lane	2	2	1,467	\$1,499,800	\$1,530,000	02-21-2025	5
5	110 Fountain	5	6	5,869	\$7,800,000	\$7,600,000	02-20-2025	12
6	11 Quilters	5	7	4,047	\$3,980,000	\$3,900,000	01-23-2025	56
7	55 Rim Crest	4	5	2,766	\$2,560,000	\$2,560,000	01-9-2025	27
8	107 Gypsum	5	6	5,696	\$6,150,000	\$5,850,000	01-3-2025	160

Showing the most recent 8 of a total of 81 sold listings. Coldwell Banker New Century may not be the broker of record for all properties in the list.

Text me at [949.400.4099](tel:949.400.4099) or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

IRVINE ORCHARD HILLS HOMES

SOLD LISTINGS

As Of Friday March 21, 2025



Showing the most recent 8 of a total of 81 listings sold in the last 12 months. Coldwell Banker New Century may not be the broker of record for all properties in the list.

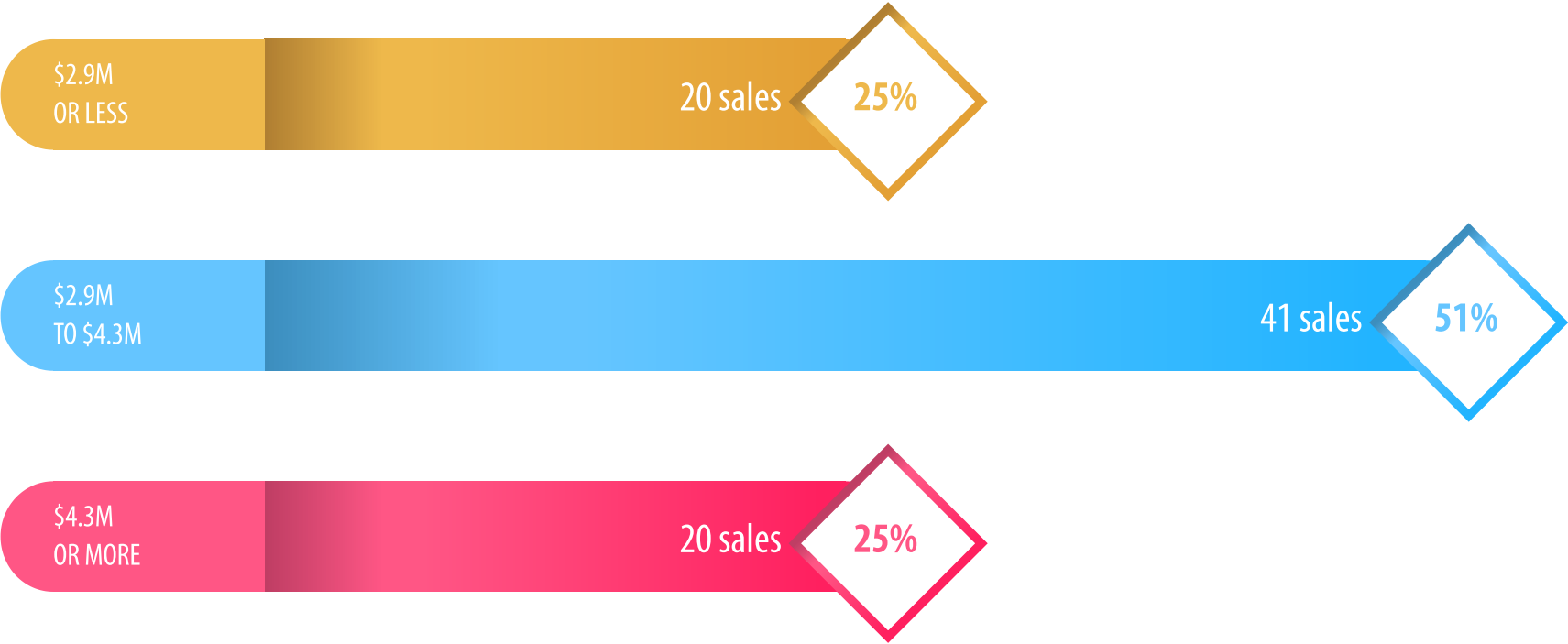
Text me at [949.400.4099](tel:949.400.4099) or email charlton@cbnewcentury.com for PRIVATE ACCESS to the full list with all property details.

RECENT SALES BREAKDOWN

Last 12 Months

As of March 21, 2025

Irvine Orchard Hills Homes



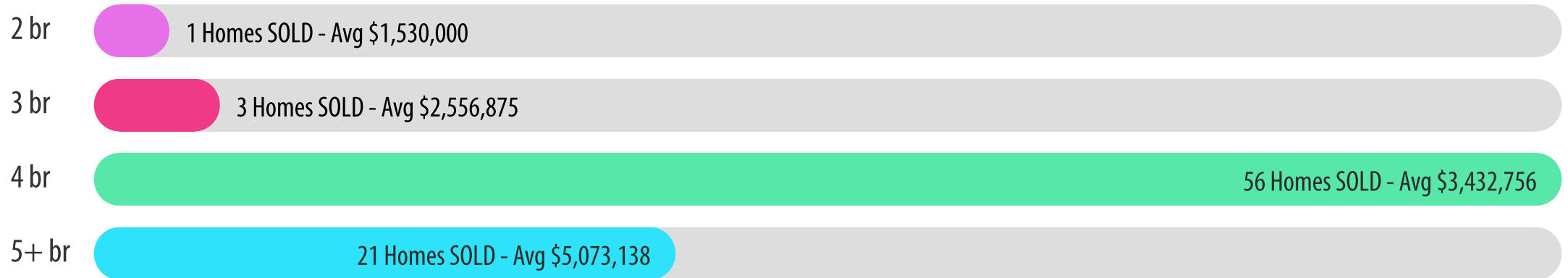
39

Average Days on Market

IRVINE ORCHARD HILLS HOMES

LOOK AT WHAT PEOPLE ARE BUYING

Irvine Orchard Hills 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 Orchard Hills Homes



Last 12 Months
98.80%

Average Days on Market **39**



Previous 12 Months
98.50%

Average Days on Market **41**



AVG. LIST PRICE



AVG. SOLD PRICE

IRVINE ORCHARD HILLS HOMES

Last 12 Months

RECENT SALES

A red square with rounded corners containing the white number 81.

81

As of March 21, 2025

IRVINE ORCHARD HILLS HOMES

Last 12 months



AVERAGE SALES PRICE

\$3,802,109

Up from \$3,496,078

As of March 21, 2025

IRVINE ORCHARD HILLS HOMES

Last 12 months



AVERAGE
DAYS ON MARKET

39

As of March 21, 2025



CHARLTON WANG

Coldwell Banker New Century

01957892

949.400.4099

www.cbnewcentury.com



charlton@cbnewcentury.com | 960 E. Las Tunas Dr. Suite A | San Gabriel, CA 91776