

Q1 - 2020
Orchard Hills, Turtle Rock, Woodbridge
Irvine

Market Update



IRVINE

Orchard Hills, Turtle Rock, Woodbridge

Orchard Hills Condos

Orchard Hills SFR

Turtle Rock SFR

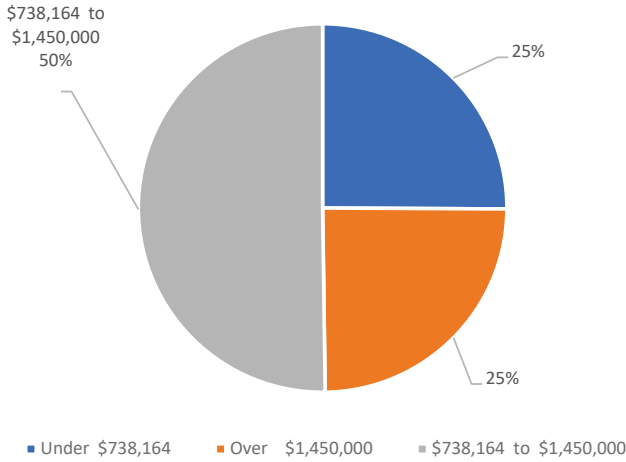
Woodbridge Condos

Woodbridge SFR

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Market Snapshot

2015 through 2020

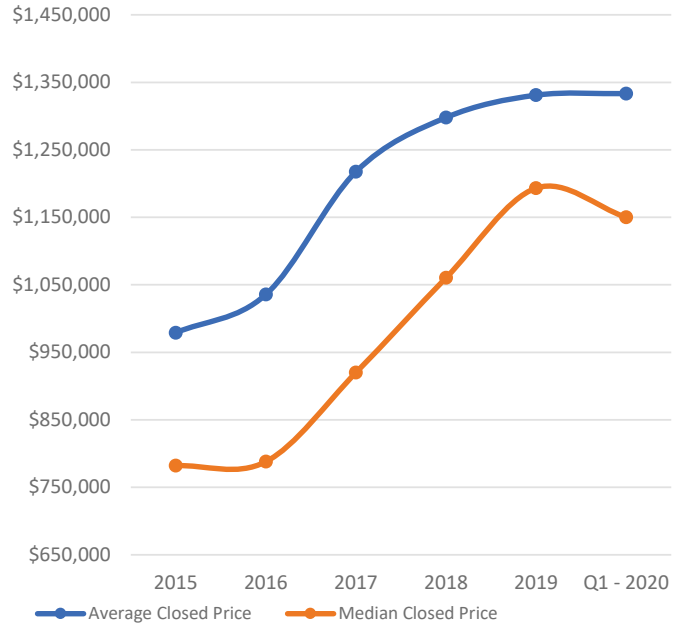


Sales Volume by Price Category

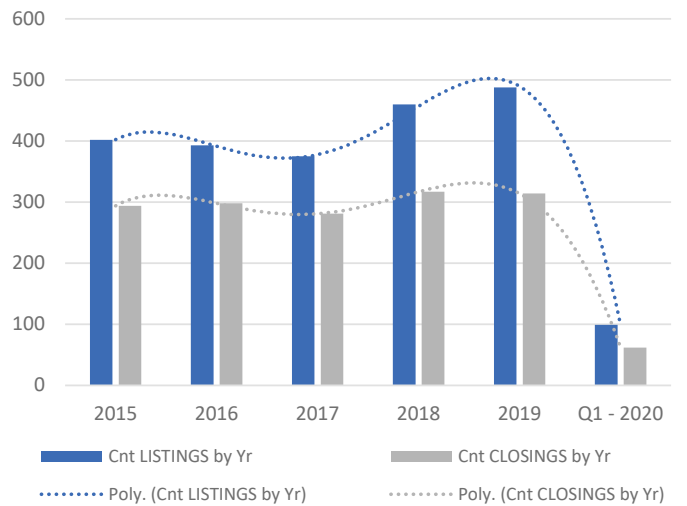
2015 through 2020

Percentage	Price Category	Count
25%	Under \$738,164	391
25%	Over \$1,450,000	385
50%	\$738,164 to \$1,450,000	783
		<u>1559</u>

Orchard Hills, Turtle Rock, Woodbridge Irvine



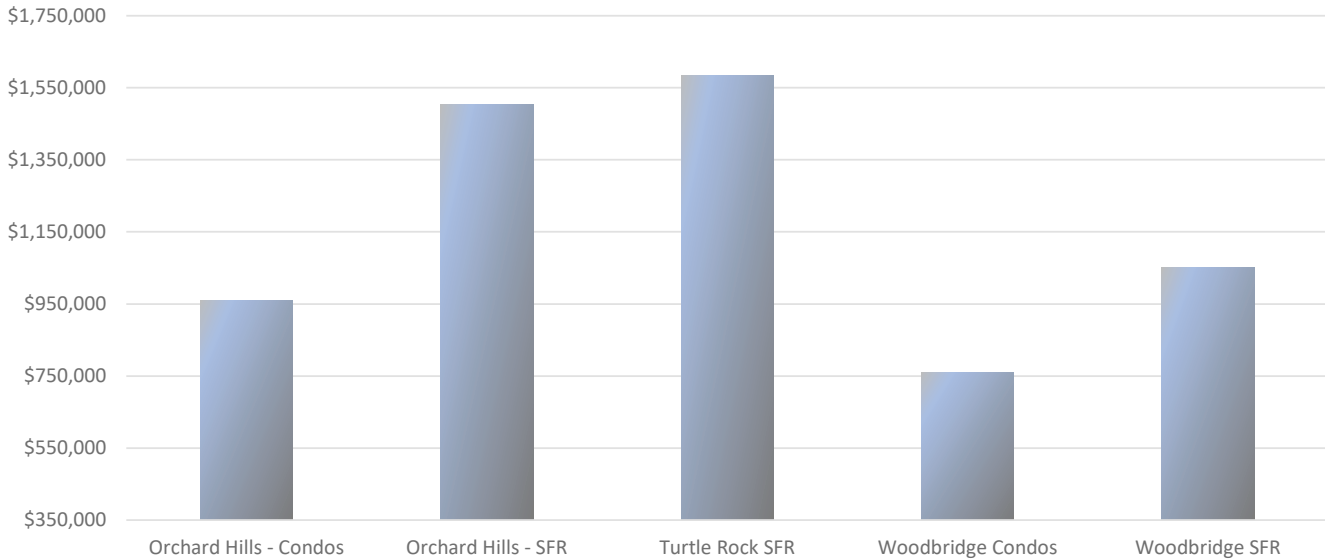
Median Selling Price vs. Average Selling Price



Listings vs. Closings

Comparison by Neighborhood

Q1 - 2020



Median Selling Price

\$0.96M Orchard Hills - Condos

\$1.51M Orchard Hills - SFR

\$1.59M Turtle Rock SFR

\$0.76M Woodbridge Condos

\$1.05M Woodbridge SFR

NEIGHBORHOODS

Orchard Hills - Condos: Corte Bella, Entrata, Other, Terrazza, Terrazza, Trevi, Vista Scena

Orchard Hills - SFR: Amelia, Capella, La Vita, Messina, Other, Saviero, Strada, Terrazza, Trevi, Varenna, Vicenza

Turtle Rock SFR: Broadmoor, Concordia, Crest - Akins Crest - Standard Pacific, Crest Custom Glen Garden Homes, Glen Patio Homes
Highlands Garden, Highlands Lusk Hills President,

Woodbridge Condos: Alders, Arborlake, Chateaux, Cove, Creekside Crossing, Estates, Fairfield, Garden Estates Glen, Grove, Lakeshore, Lakeside, Laurels
Other, Park Homes, Park Vista, Parkside Parkview, Seasons, Somerset, Stonegate
Townhomes, Village Green, Villager, Willow Creek, Windsor Estates

Woodbridge SFR: Bayporte, Bayside, Briarglen, Bayside, Briarglen Cottage Homes, Creekside, Gables, Glen, Grove Lakeside, Landing I, Landing II, Otl
Park Homes, Parklane, Patio Homes, Place Seaport, South Lake Villas, Summerfield

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at a glance

Orchard Hills - Condos Irvine

Corte Bella, Entrada, Other, Terrazza
Terrazza, Trevi, Vista Scena

(6.2%)

Change in Median Pricing
2019 vs. 2018

67

Average Days on Market (2019)

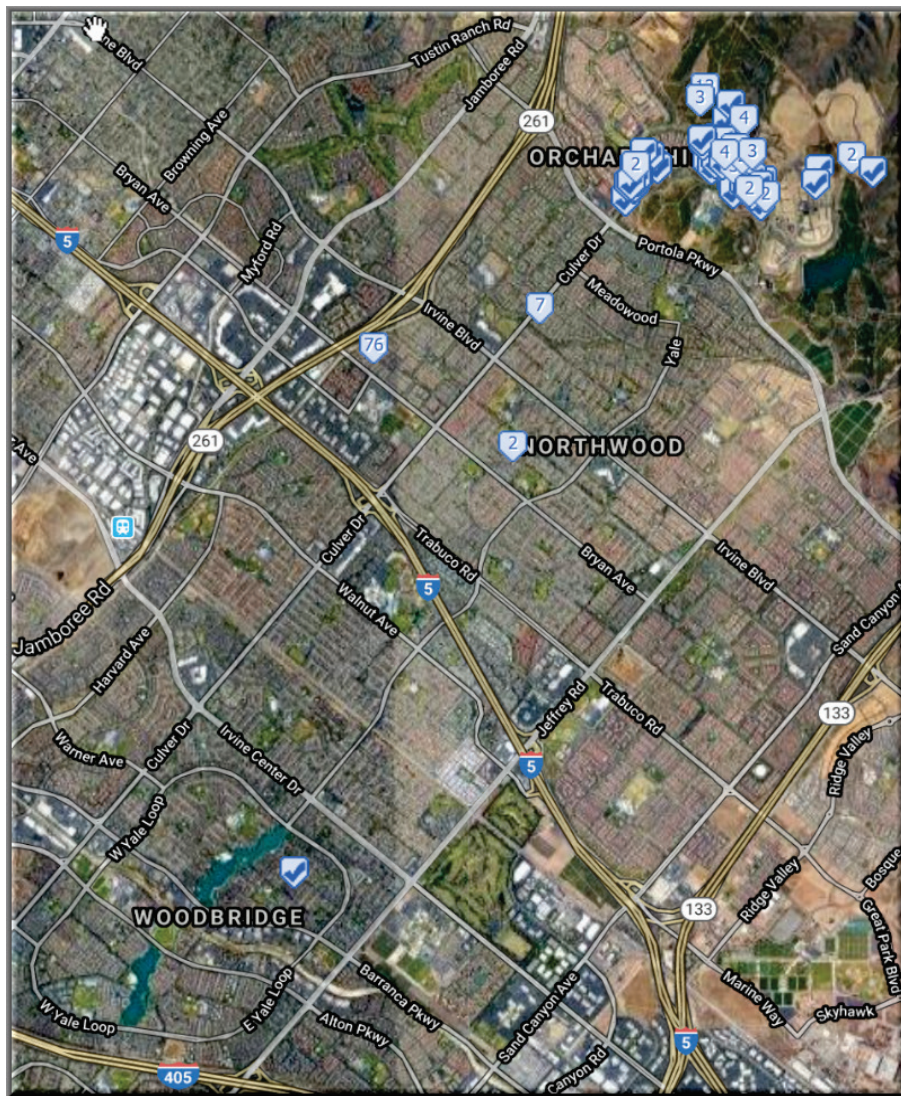
40

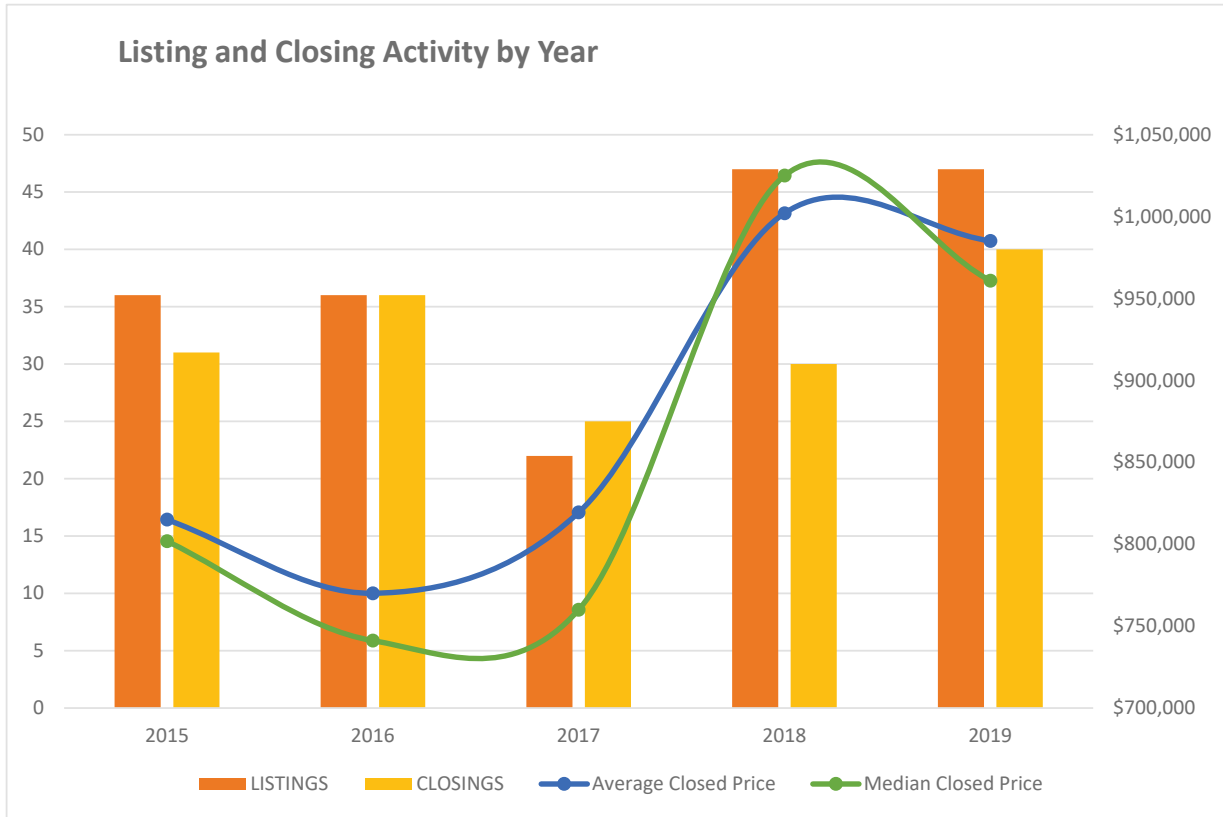
Units Sold / Closed

\$960,940

Median Selling Price

1458 to 2570
Square Foot Range





About

Orchard Hills - Condos

Established in the 2010's, as the name suggests, Orchard Hills is a quiet area of former orange and avocado groves, elevated above the Irvine area that enjoys close proximity to trails, views of snow-capped mountains and Catalina Island.

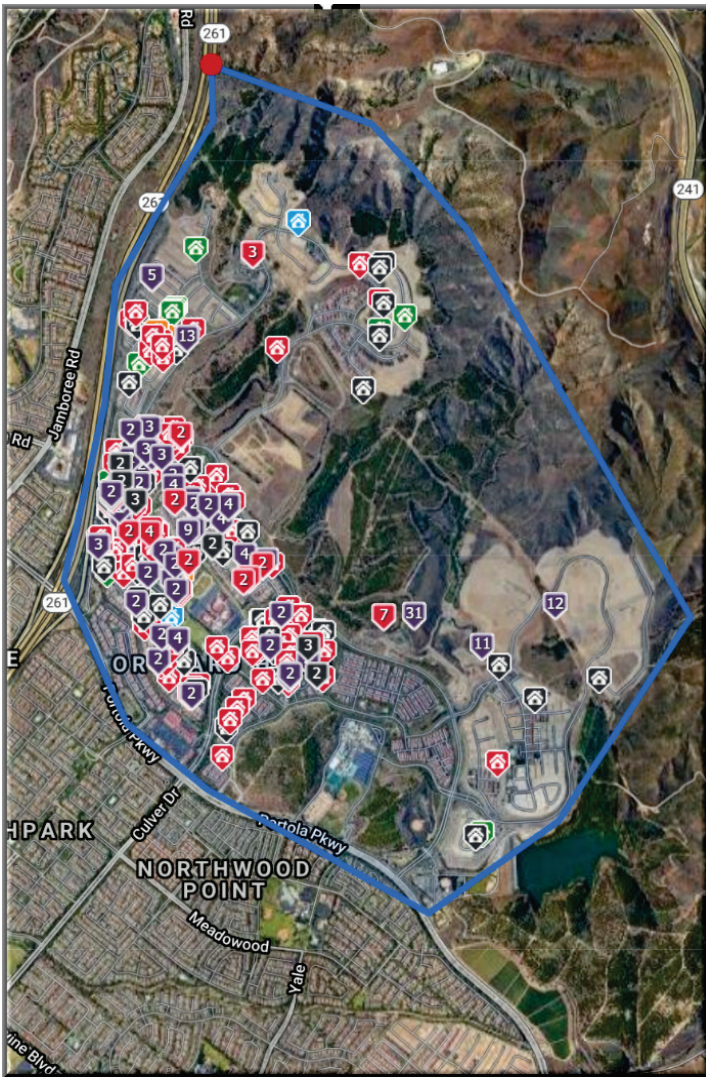
	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2019 Q4					
2019 vs. 2018					
Change	(6.2%)		33.3%	(24.7%)	(0.3%)
2020	\$960,000	(5.4%)	2	25	1,879
2019	\$960,940	(7.9%)	40	67	1,988
2018	\$1,025,000	(5.5%)	30	89	1,993
2017	\$760,000	(9.5%)	25	47	1,802
2016	\$741,143	(4.2%)	36	49	1,771
2015	\$801,876	(2.2%)	31	69	1,799

Q1 - 2020

at a glance

Orchard Hills - SFR
Irvine

Amelia, , Capella, La Vita
Messina, Other, Saviero, Strada
Terrazza, Trevi, Varenna, Vicenza



(18.0%)

Change in Median Pricing
2019 vs. 2018

96

Average Days on Market (2019)

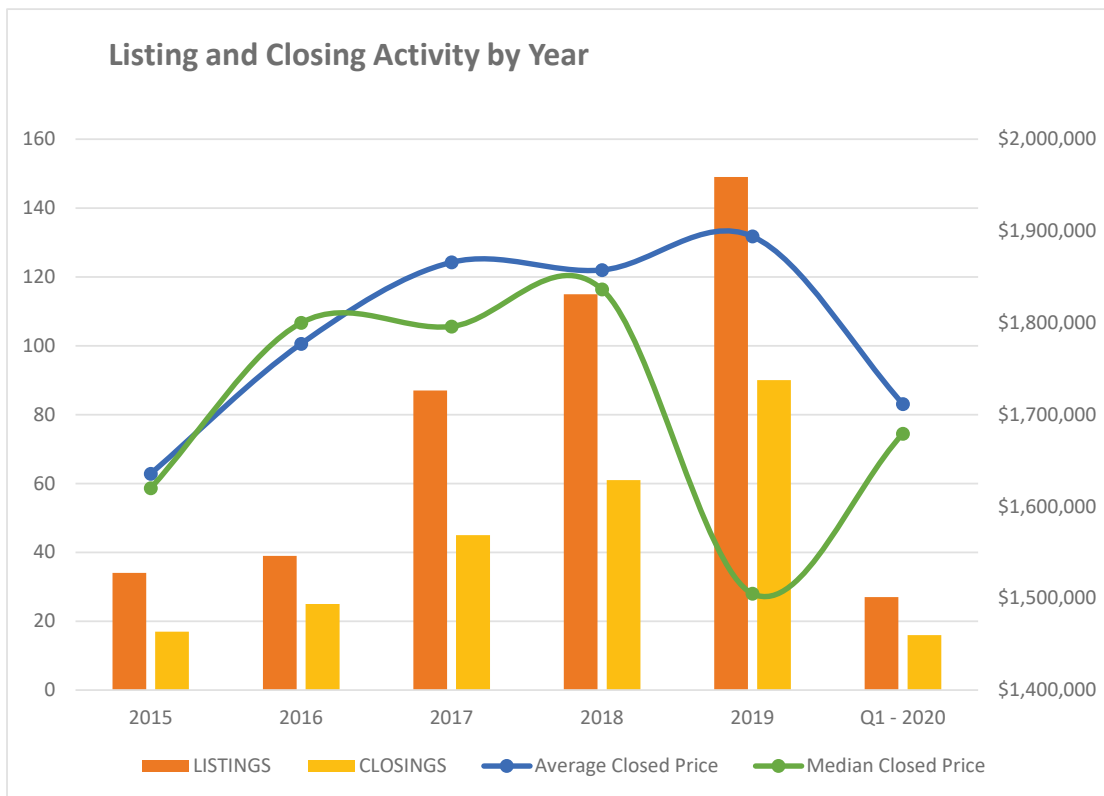
90

Units Sold / Closed

\$1,505,000

Median Selling Price

1885 to 7200
Square Foot range



About

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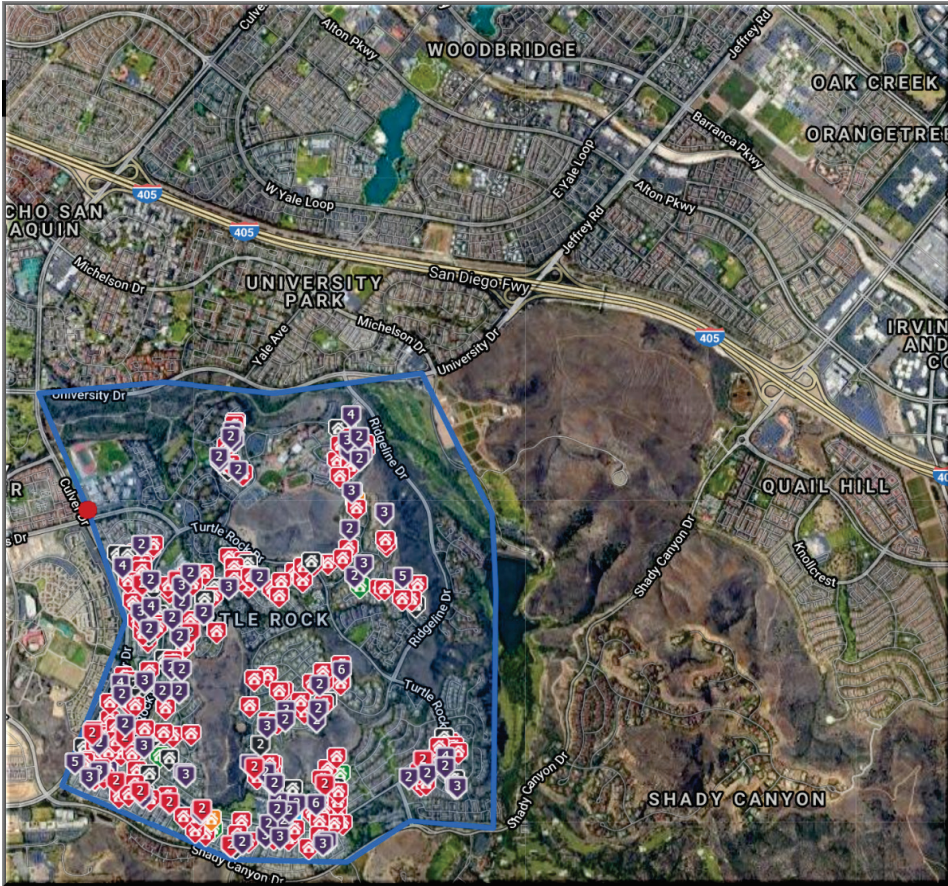
2019 Q4	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2019 vs. 2018					
Change	(18.0%)		47.5%	(2.9%)	(1.8%)
2020	\$1,679,179	(21.3%)	16	24	3,885
2019	\$1,505,000	(7.0%)	90	96	3,650
2018	\$1,836,385	(7.1%)	61	99	3,717
2017	\$1,796,000	(8.1%)	45	111	3,971
2016	\$1,800,000	(9.5%)	25	122	4,103
2015	\$1,620,000	(9.3%)	17	106	3,970

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at a glance

Turtle Rock SFR Irvine

Broadmoor, Concordia, Crest - Akins
Crest - Standard Pacific, Crest Custom
Glen Garden Homes, Glen Patio Homes
Highlands Garden, Highlands Lusk



(14.7%)

Change in Median Pricing
2019 vs. 2018

90

Average Days on Market (2019)

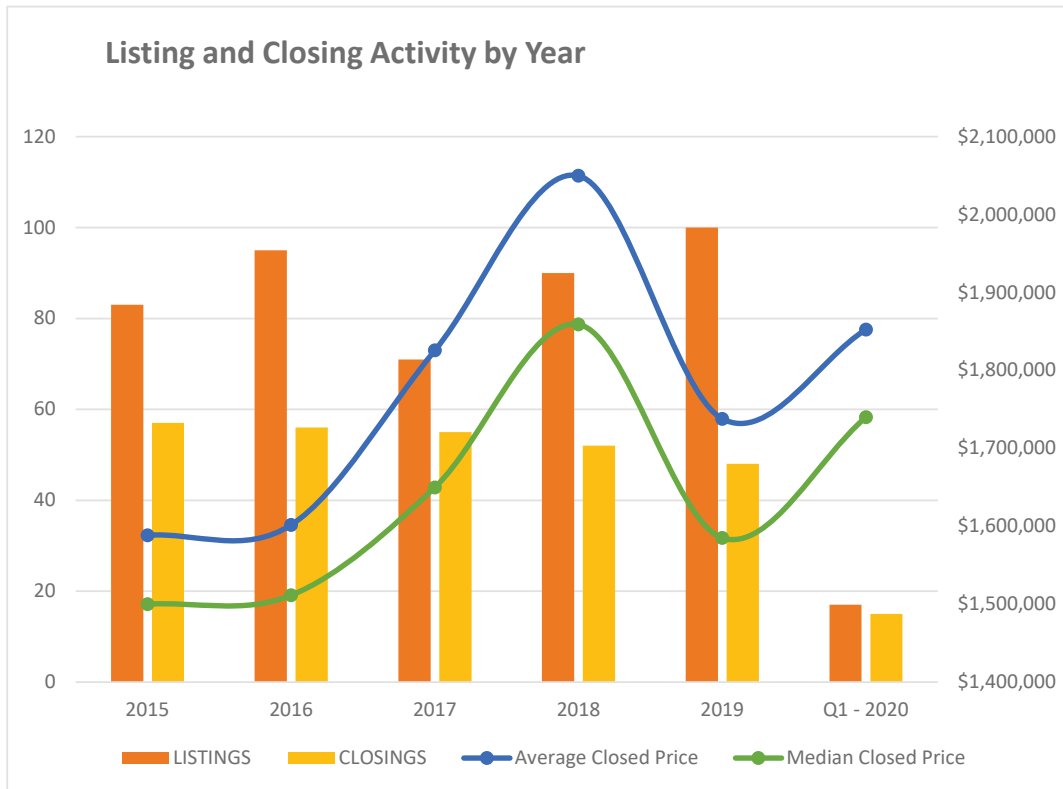
48

Units Sold / Closed

\$1,585,000

Median Selling Price

1580 to 7000
Square Root Range



About

Turtle Rock SFR

Turtle Rock was initially developed in the mid 1970's. Across the street from University California Irvine and a stone's throw from Newport Beach the community was named for a unique rock outcrop.

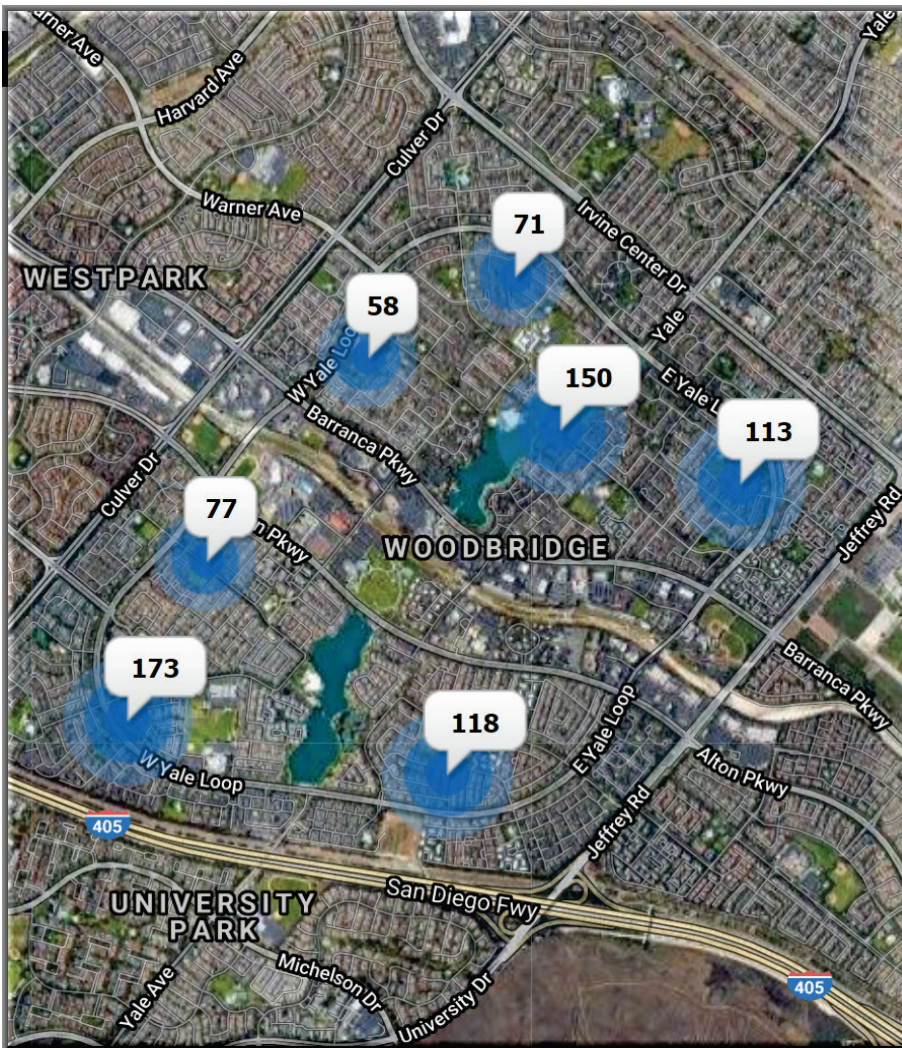
2019 Q4	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2019 vs. 2018					
Change	(14.7%)		(7.7%)	5.5%	(5.3%)
2020	\$1,740,000	(13.1%)	15	17	2,897
2019	\$1,585,000	(19.8%)	48	90	2,972
2018	\$1,859,000	(4.6%)	52	85	3,137
2017	\$1,650,000	(12.1%)	55	63	3,230
2016	\$1,511,500	(16.3%)	56	101	3,047
2015	\$1,500,000	(4.1%)	57	67	2,675

Alders, Arborlake, Chateaux, Cove, Creekside
 Crossing, Estates, Fairfield, Garden Estates
 Glen, Grove, Lakeshore, Lakeside, Laurels
 Other, Park Homes, Park Vista, Parkside
 Parkview, Seasons, Somerset, Stonegate
 Townhomes, Village Green, Villager, Willow Creek

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at a glance

Woodbridge Condos Irvine



3.4%

Change in Median Pricing
 2019 vs. 2018

78

Average Days on Market (2019)

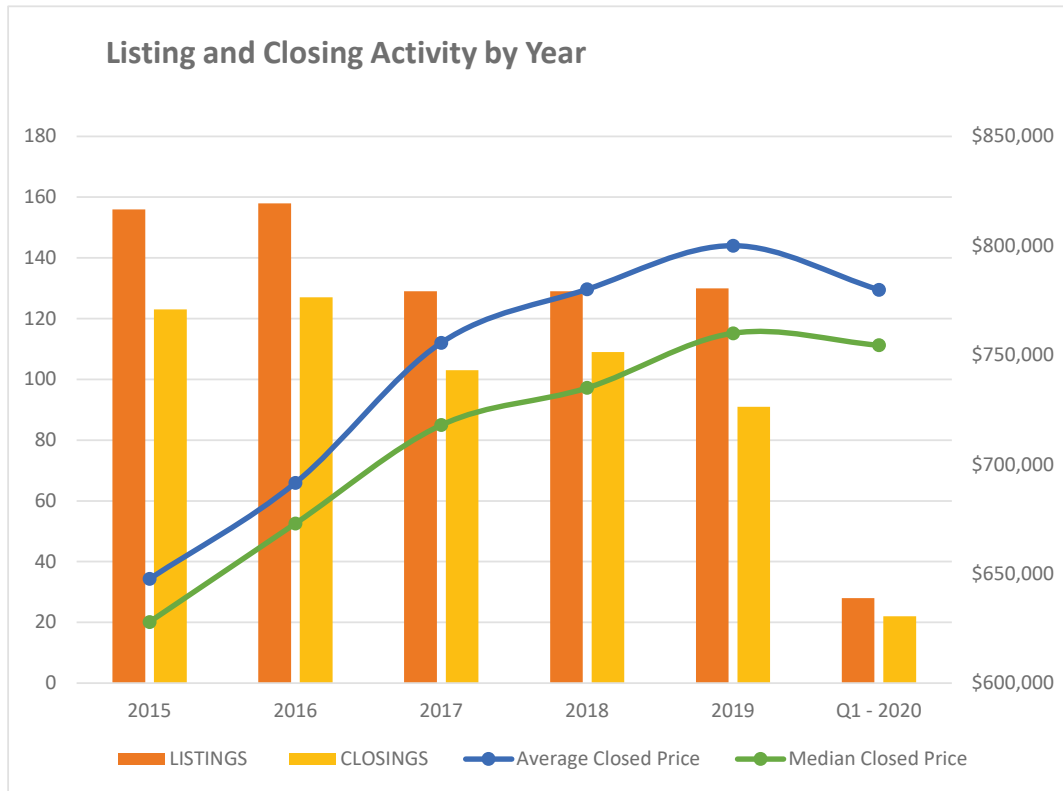
91

Units Sold / Closed

\$760,000

Median Selling Price

1200 to 2760
 Square Foot Range



About

Woodbridge Condos

Woodbridge, the oldest of the three communities in this comparison, was developed in the 1960's and 1970's. A community with a very unusual theme for a Southern California master plan community, it is built around two large, man-made lakes that provide fishing, swimming and sailing. With multiple rec centers that provide BBQ, swimming, tennis and every other form of recreation and street lined with mature trees, Woodbridge is extremely desirable.

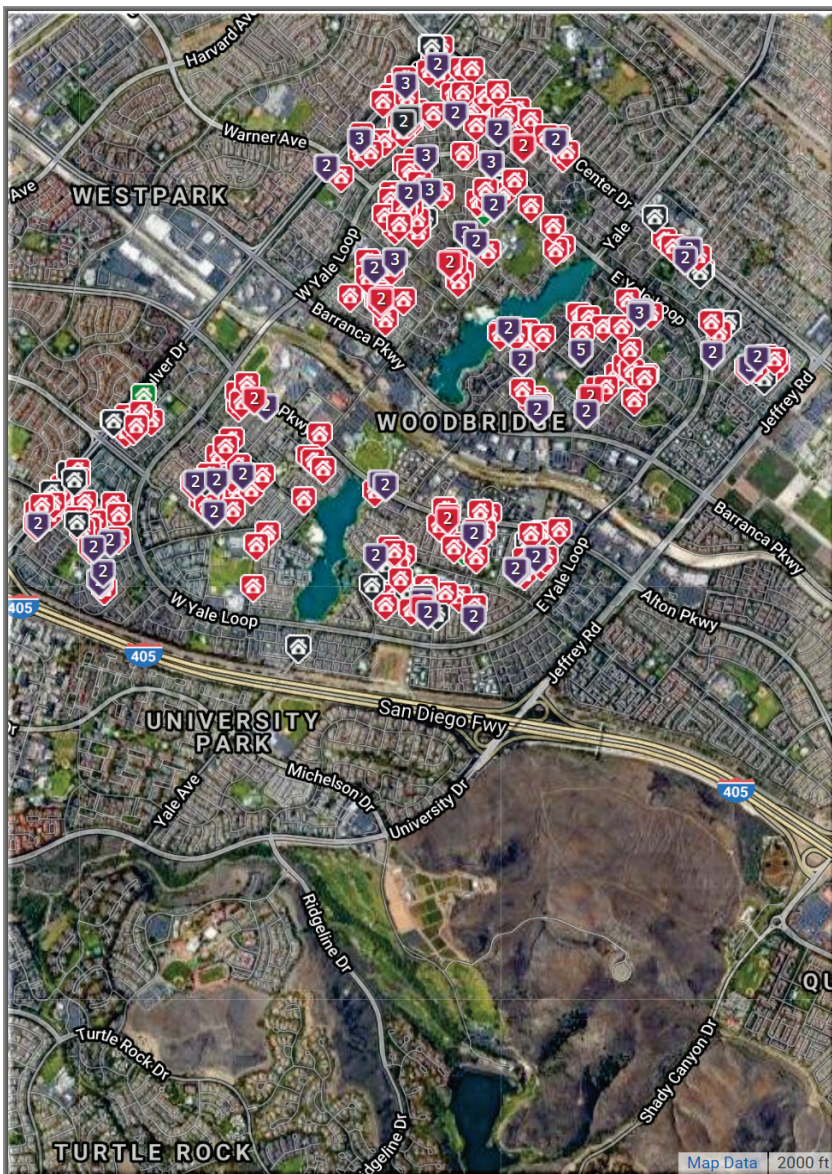
2019 Q4	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2019 vs. 2018					
Change	3.4%		(16.5%)	13.4%	3.8%
2020	\$754,500	(8.0%)	22	71	1,772
2019	\$760,000	(9.7%)	91	78	1,728
2018	\$735,000	(2.9%)	109	69	1,665
2017	\$718,000	(9.7%)	103	81	1,714
2016	\$673,000	(6.1%)	127	86	1,714
2015	\$628,000	(3.7%)	123	26	1,641

Bayporte, Bayside, Briarglen, Bayside, Briarglen
Cottage Homes, Creekside, Gables, Glen, Grove
Lakeside, Landing I, Landing II, Other
Park Homes, Parklane, Patio Homes, Place
Seaport, South Lake Villas, Summerfield
Woodbridge Reserve

Q1 - 2020

at a glance

Woodbridge SFR
Irvine



(8.7%)

Change in Median Pricing
2019 vs. 2018

78

Average Days on Market (2019)

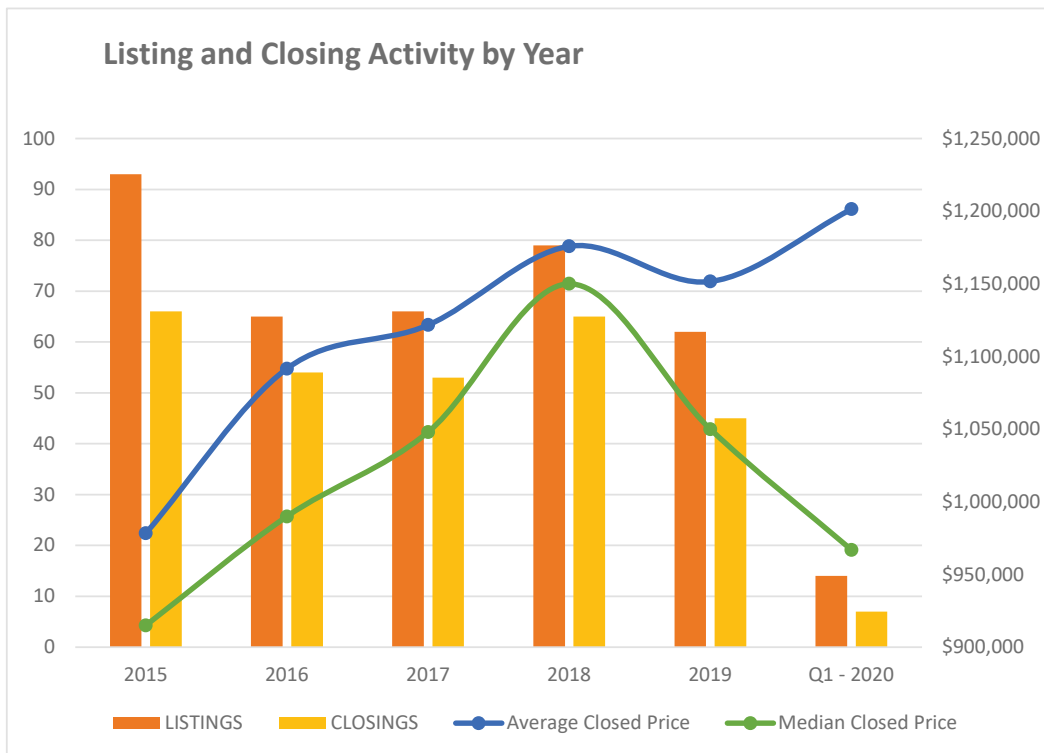
45

Units Sold / Closed

\$1,050,000

Median Selling Price

1500 to 4288
Square Foot Range



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2019 Q4	Median Closed Price	Closed Price vs. Original Price	Closed Units	Average Days on Market	Average Sq. Ft.
2020 vs. 2019					
Change	(8.7%)		(30.8%)	13.4%	1.7%
2020	\$967,000	1.3%	7	71	2,198
2019	\$1,050,000	(9.7%)	45	78	2,370
2018	\$1,150,000	(2.6%)	65	69	2,330
2017	\$1,048,000	(4.0%)	53	81	2,252
2016	\$990,000	(4.8%)	54	86	2,330
2015	\$915,000	(7.2%)	66	26	2,268