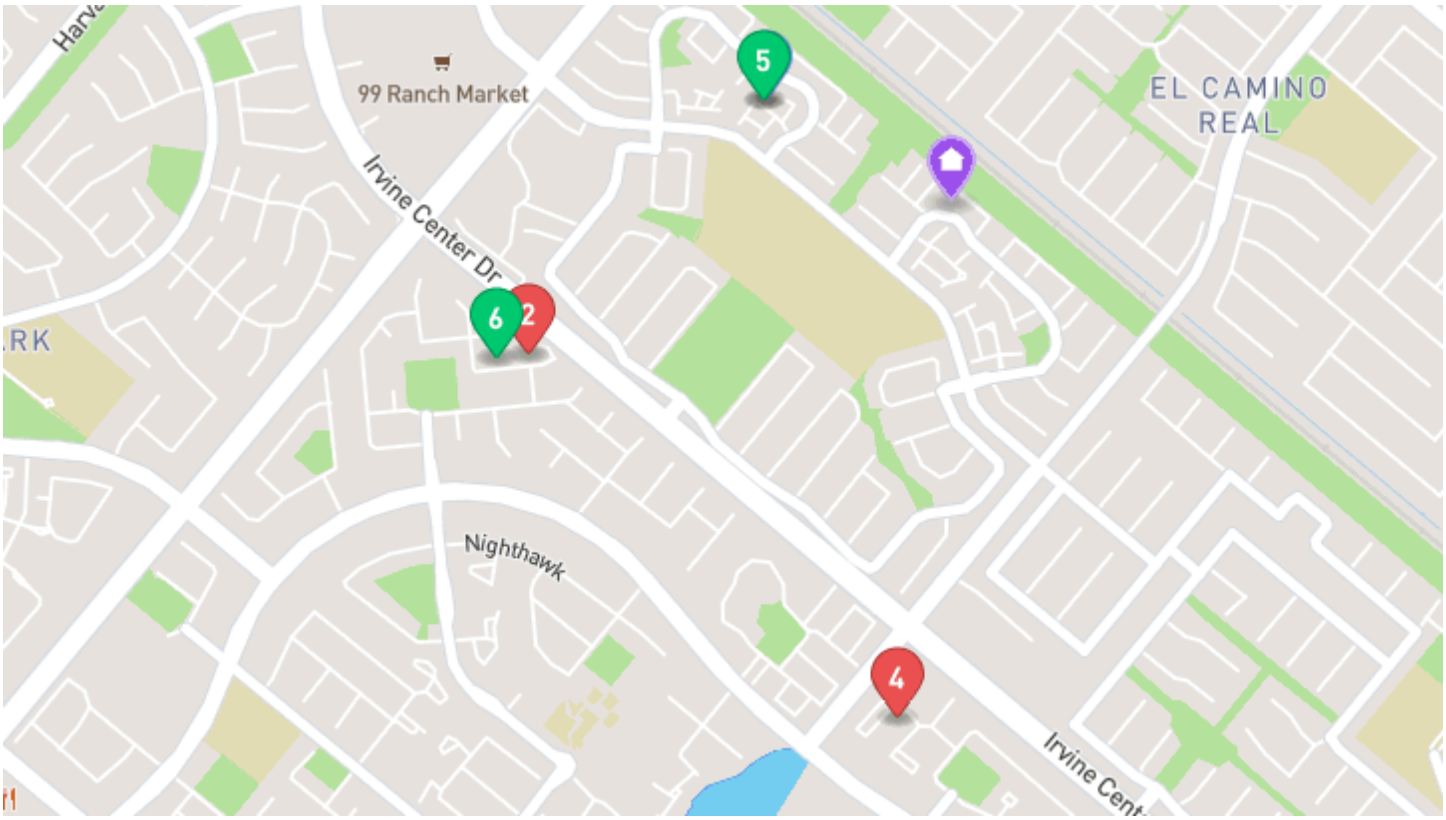
Comparative Market Analysis



Map of Comparable Listings



STATUS: S = CLOSED X = EXPIRED A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	**Subject**		**8 Silverwood**	**2**	**2.00**	**1,068**	**-**
2	PW26083845	S	49 Meadowgrass	3	1.00	1,220	$839,800
3	PW26105029	X	13 Sunflower	2	2.50	1,068	$819,900
4	OC26148056	S	26 Acorn #18	2	1.00	1,114	$875,000
5	OC26151412	A	8 Fuchsia	2	2.50	1,068	$849,000
6	OC26204661	A	31 Meadowgrass	2	1.50	1,110	$699,000



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Summary of Comparable Properties

S SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	SOLD PRICE	$/SQ.FT
49 Meadowgrass	9/12/26	3	1.00	1,220	$839,800	$688
26 Acorn #18	9/18/26	2	1.00	1,114	$875,000	$785
Averages				**1,167**	**$857,400**	**$737**

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	$/SQ.FT
8 Fuchsia	-	2	2.50	1,068	$849,000	$795
31 Meadowgrass	-	2	1.50	1,110	$699,000	$630
Averages				**1,089**	**$774,000**	**$712**

X EXPIRED LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	$/SQ.FT
13 Sunflower	-	2	2.50	1,068	$819,900	$768
Averages				**1,068**	**$819,900**	**$768**



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Listings



Rob Cole ~ Senior Broker Associate

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49 Meadowgrass Irvine, CA 92604

MLS #PW26083845

$839,800

CLOSED 9/12/26

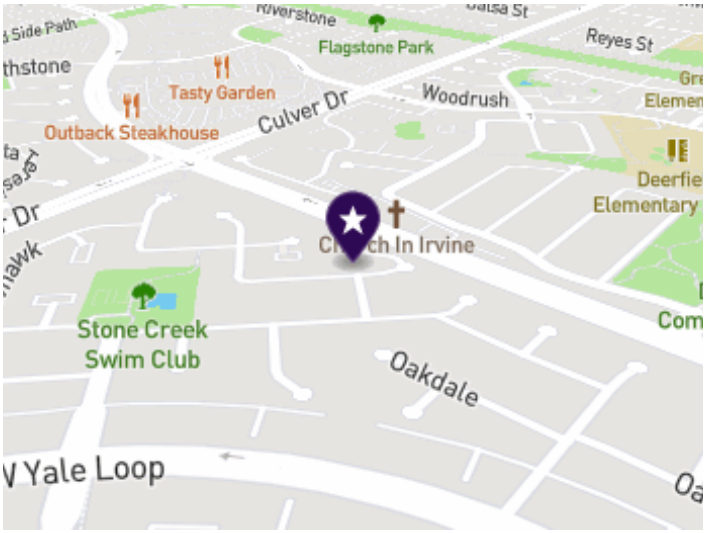
3 Beds **1.00** Baths

Year Built **1977**

1,220 Sq. Ft. ($688 / sqft)

Days on market: **110**





Details

Prop Type: Condominium
County: Orange
Area: WB - Woodbridge
Subdivision: Villager (VL)
Full baths: 1.0

3/4 Baths: 1.0
Acres: 0.028
Lot Size (sqft): 1,220
List date: 4/16/26
Sold date: 9/12/26

Off-market date: 8/5/26
Updated: Sep 12, 2026 10:40 AM
List Price: $849,800
Orig list price: $949,800

Assoc Fee: $359
School District: Irvine Unified

Features

Association Fee 2: 158.99
Association Name: Wodobridge Village Association
Association Y N: Yes
Carport Spaces: 1
Community Features: Gutters, Curbs
Contract Status Change Date: 2026-09-12T00:00:00

Cooling: Wall/Window Unit(s)
Elevation Units: Feet
Land Fee/Land Lease: Fee
Levels: Two
Listing Terms: 1031 Exchange, Cash To New Loan, Conventional, Cash
Number Of Units In Community: 170

Parking Total: 1
Pool Features: Community
Pool Private Y N: No
Property Attached Yes/No: Yes
Room Type: Formal Entry, Entry, All Bedrooms Up, Kitchen, Great Room, Living Room, Family Room
Senior Community Yes/No: No

Sewer: Public Sewer
Special Listing Conditions: Standard
View: None
Water Source: Public
Year Built Source: Assessor



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Remarks

This beautiful and spacious 3 bedroom 1 & 3/4 Baths located a quite great community in the center of Irvine. Spaciious kitchen with Breakfast Nook will provide a beauitiful private patio view which offers your peaceful private daily life.. Newrly upgraded interior included double pane window and super clean through out the home. It located closed to shops, schools, parks, community sports complex, and 5 & 405 freeway.

Courtesy of Golden Pacific Realty Group
Information is deemed reliable but not guaranteed.



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49 Meadowgrass Irvine, CA 92604

MLS #PW26083845

$839,800

CLOSED 9/12/26

3 Beds **1.00** Baths

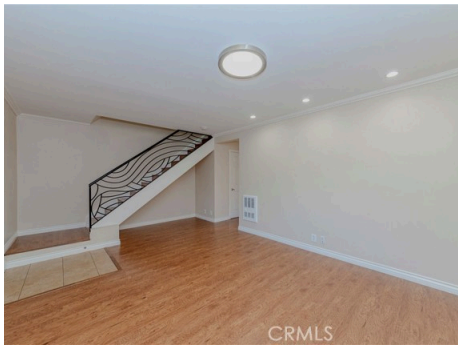
Year Built **1977**

1,220 Sq. Ft. ($688 / sqft)

Days on market: **110**



























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13 Sunflower Irvine, CA 92604

MLS #PW26105029

$819,900

EXPIRED 5/13/26

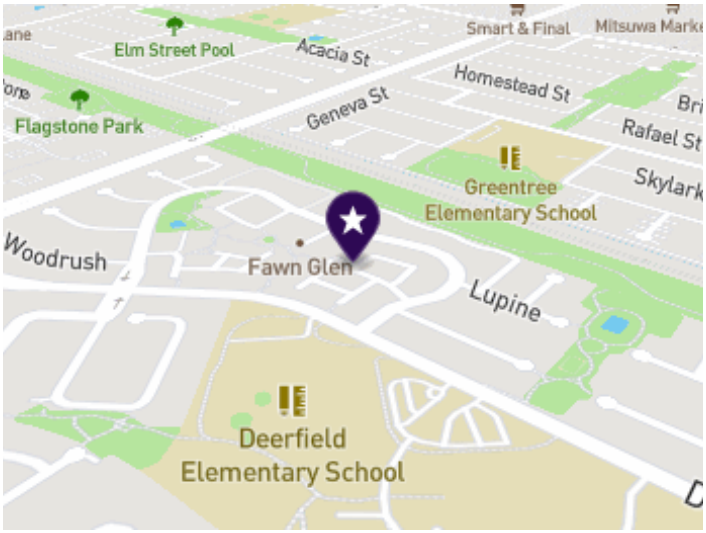
2 Beds **2.50** Baths

Year Built **1974**

1,068 Sq. Ft. ($768 / sqft)

Days on market: **109**





Details

Prop Type: Condominium
County: Orange
Area: 699 - Not Defined
Full baths: 2.0
Half baths: 1.0

Acres: 4.8625
Lot Size (sqft): 211,812
Garages: 2
List date: 5/13/26
Off-market date: 9/13/26

Updated: Sep 13, 2026 6:07 PM
List Price: $819,900
Orig list price: $899,990
Assoc Fee: $640

School District: Irvine Unified
High: Irvine
Middle: Venado
Elementary: Deerfield

Features

Association Fee 2: 351.0
Association Name: Fawn GLen Condo Association
Association Y N: Yes
Attached Garage Y/N: Y
Community Features: Curbs, Street Lights, Sidewalks, Suburban, Park
Contract Status Change Date: 2026-09-13T00:00:00
Cooling: Central Air
Elevation Units: Feet

Flooring: Tile, Carpet, Wood, Laminate
Heating: Fireplace(s), Central
Land Fee/Land Lease: Fee
Levels: Two
Listing Terms: 1031 Exchange, Cash To New Loan, Conventional, Cash, Contract
Lot Features: 0-1 Unit/Acre
Number Of Units In Community: 176
Parking Total: 2

Pool Features: Association, Community
Pool Private Y N: No
Possession: Close Of Escrow
Property Attached Yes/No: Yes
Road Surface Type: Paved
Room Type: Primary Bedroom, Entry, All Bedrooms Up, Kitchen, Living Room, Primary Suite, Primary Bathroom
Senior Community Yes/No: No

Sewer: Unknown
Spa Features: Association, Community
Special Listing Conditions: Standard
View: Neighborhood
Virtual Tour: View
Water Source: Public
Year Built Source: Public Records



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Remarks

New Price Improvement! Tucked within Irvines beloved Deerfield community, this condominium townhome offers something increasingly rare: a home that feels both practical and quietly refined. This 2 story condo with no one living above or below, offers 2 bedrooms, 2.5 baths and features an ideal double primary bedrooms layout, with each bedroom offering its own private ensuite bath - creating flexibility and convenience for homeowners, guests, or shared living arrangements without sacrificing privacy. Inside, warm toned flooring and recessed lighting give the interiors a clean, contemporary feel, while dual pane windows and a central HVAC system enhance both comfort and energy efficiency. A private back patio connects directly to the attached 2-car garage, creating an easy indoor outdoor flow that simplifies daily life. Beyond your front door, Deerfield community residents enjoy resort inspired amenities including a pool, hot tub, playgrounds, and beautifully landscaped greenbelts. The location is equally compelling: Deerfield Elementary School and Venado Middle School are just steps away, while Irvine High School and University of California Irvine are nearby. Top rated shopping, dining, parks, and freeway access are all within easy access. We're sweetening this deal even more with the seller offering a very generous $10,000 credit to a qualified buyer - You can use this money to buy lower interest rates or to pay up to 1 full year worth of HOA fees! Grab your opportunity to own a lovely move in ready home in this highly coveted Irvine community now!

Courtesy of Cali Home Realty
Information is deemed reliable but not guaranteed.



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13 Sunflower Irvine, CA 92604

MLS #PW26105029

$819,900

EXPIRED 5/13/26

2 Beds **2.50** Baths

Year Built **1974**

1,068 Sq. Ft. ($768 / sqft)

Days on market: **109**



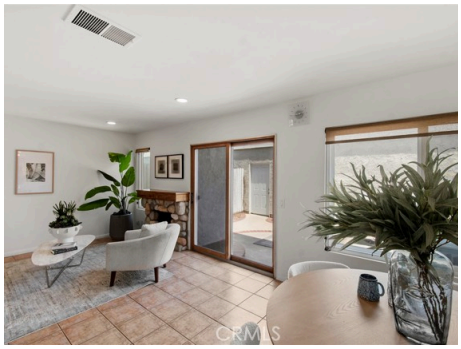














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26 Acorn #18 Irvine, CA 92604

MLS #OC26148056

$875,000

CLOSED 9/18/26

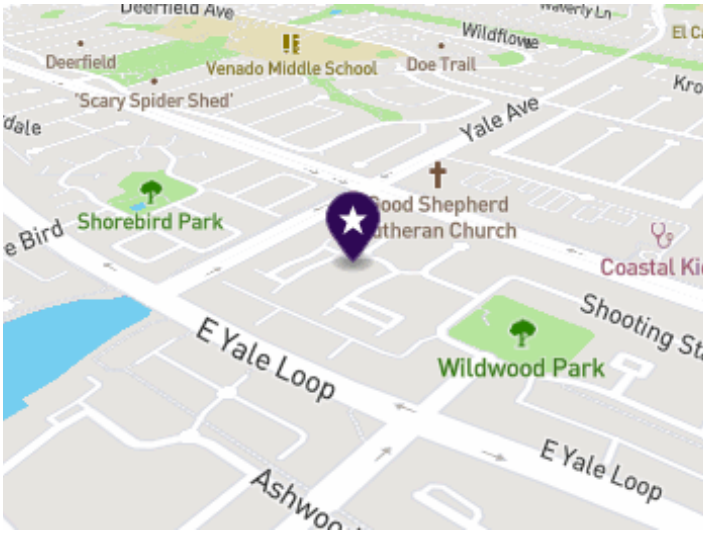
2 Beds **1.00** Baths

Year Built **1978**

1,114 Sq. Ft. ($785 / sqft)

Days on market: **18**





Details

Prop Type: Condominium

County: Orange

Area: WB - Woodbridge

Subdivision: Fairfield (FF)

Style: Traditional

Full baths: 1.0

3/4 Baths: 1.0

Acres: 8.8663

Lot Size (sqft): 386,214

Garages: 2

List date: 6/21/26

Sold date: 9/18/26

Off-market date: 8/19/26

Updated: Sep 20, 2026 1:45 AM

List Price: $899,000

Orig list price: $960,000

Assoc Fee: $366

School District: Irvine Unified

High: Woodbridge

Middle: Lakeside

Elementary: Eastshore

Features

Accessibility Features: 2+ Access Exits, No Interior Steps

Association Fee 2: 157.0

Association Name: Fairfield Maintenance

Association Y N: Yes

Attached Garage Y/N: Y

Builder Model: Plan F

Builder Name: Warmington

Community Features: Gutters, Curbs, Biking, Hiking, Fishing, Lake, Street Lights, Sidewalks, Suburban, Park

Construction Materials: Concrete, Stucco

Contract Status Change Date: 2026-09-18T00:00:00

Cooling: Central Air

Elevation Units: Feet

Exterior Features: Rain Gutters

Flooring: Tile, Carpet, Laminate

Foundation Details: Slab

Heating: Fireplace(s), Central

Interior Features: Quartz Counters, High Ceilings, Ceiling Fan(s), Recessed Lighting, Open Floorplan, Cathedral Ceiling(s)

Land Fee/Land Lease: Fee

Levels: One

Listing Terms: Cash To New Loan, FHA, Conventional, Cash, VA Loan

Lot Features: Patio Home, Cul-De-Sac, Level with Street, Landscaped, Level, Park Nearby, Back Yard, Yard

Main Level Bedrooms: 2

Number Of Units In Community: 86

Parking Total: 2

Patio And Porch Features: Covered, Concrete, Patio



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Pool Features: Association, Community

Pool Private Y N: No

Possession: Close Of Escrow

Property Attached Yes/No: Yes

Property Condition: Turnkey

Road Surface Type: Paved

Roof: Shingle

Bathroom Features: Shower in Tub, Closet in bathroom, Exhaust fan(s), Walk-in shower, Main Floor Full Bath, Bathtub, Double Sinks in Primary Bath

Kitchen Features: Kitchen Open to Family Room, Quartz Counters, Remodeled Kitchen

Room Type: Walk-In Closet, Entry, All Bedrooms Down, Main Floor Primary Bedroom, Kitchen, Living Room, Main Floor Bedroom, Primary Bathroom

Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: Association, Community

Special Listing Conditions: Trust, Standard

Utilities: Natural Gas Connected, Sewer Connected, Cable Connected, Electricity Connected, Water Connected

View: None

Virtual Tour: View

Water Source: Public

Window Features: Blinds

Year Built Source: Assessor

Remarks

Is it time for a single level? Welcome to Woodbridge and a home that feels warm and inviting from the moment you enter through the gated courtyard. Morning light fills the remodeled kitchen, where crisp white cabinetry, quartz countertops, stainless steel appliances, and an included refrigerator create a fresh, welcoming space. Move-in ready!

Soaring ceilings and fresh paint give the living areas an open, airy feel, while the fireplace adds a cozy touch for relaxing evenings. The private backyard, with its covered patio and no homes directly behind, offers a peaceful place to enjoy morning coffee or gather with friends.

Just around the corner, the community pool is ready for sunny afternoons, while Woodbridge's lakes, walking trails, parks, tennis, pickleball, and beach lagoons make it easy to enjoy the outdoors. Award-winning Irvine schools, shopping, dining, and convenient freeway access are all nearby.

This charming home offers a wonderful blend of comfort, privacy, and location in one of Irvine's most sought-after neighborhoods. A rare opportunity to enjoy everything Woodbridge has to offerdon't miss it!

Courtesy of First Team Real Estate
Information is deemed reliable but not guaranteed.



26 Acorn #18 Irvine, CA 92604

MLS #OC26148056

$875,000

CLOSED 9/18/26

2 Beds **1.00** Baths

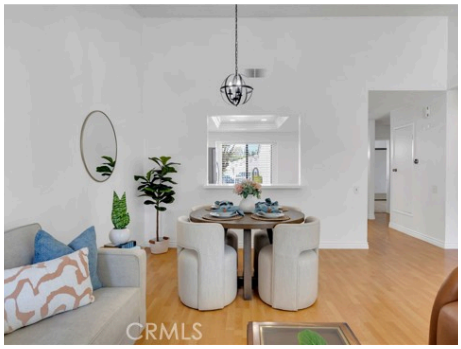
Year Built **1978**

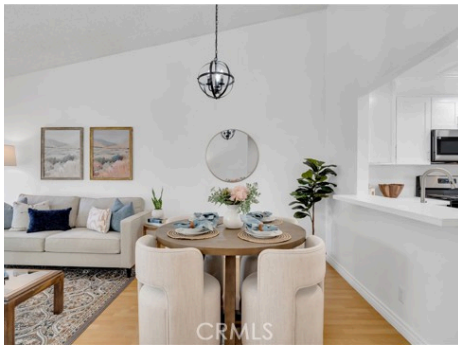
1,114 Sq. Ft. ($785 / sqft)

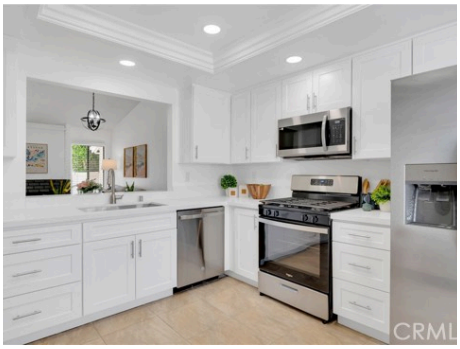
Days on market: **18**













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8 Fuchsia Irvine, CA 92604

MLS #OC26151412

$849,000

ACTIVE 6/26/26

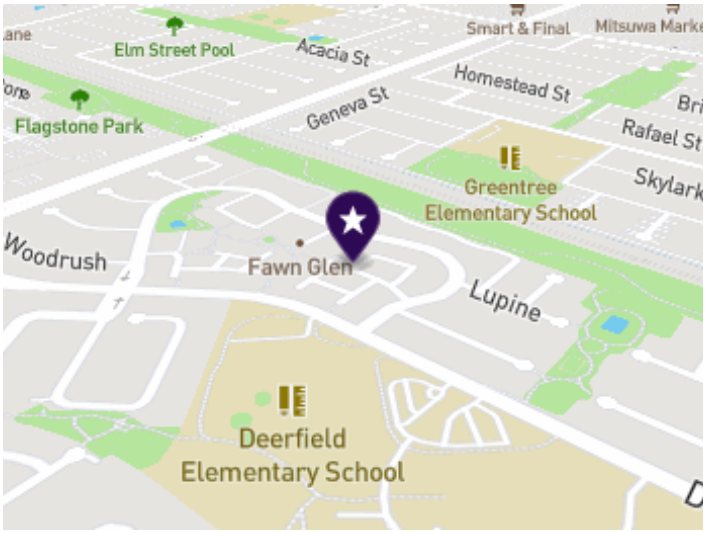
2 Beds **2.50** Baths

Year Built **1974**

1,068 Sq. Ft. ($795 / sqft)

Days on market: **59**





Details

Prop Type: Condominium

County: Orange

Area: EC - El Camino Real

Subdivision: Deerfield Townhomes (DB)

Style: Traditional

Full baths: 2.0

Half baths: 1.0

Acres: 4.8625

Lot Size (sqft): 211,812

Garages: 2

List date: 6/26/26

Updated: Sep 12, 2026 2:42 PM

List Price: $849,000

Orig list price: $910,000

Assoc Fee: $640

School District: Irvine Unified

High: Irvine

Middle: Venado

Elementary: Deerfield

Features

Accessibility Features: See Remarks

Association Name: Deerfield Community Association

Association Y N: Yes

Attached Garage Y/N: Y

Community Features: Curbs, Biking, Street Lights, Storm Drains, Sidewalks, Suburban, Park

Contract Status Change Date: 2026-06-26T00:00:00

Cooling: Central Air

Elevation Units: Feet

Flooring: Tile, Vinyl, See Remarks

Foundation Details: Slab

Heating: Central

Interior Features: Block Walls, High Ceilings, 2 Staircases, Recessed Lighting, Brick Walls, Open Floorplan, Granite Counters

Land Fee/Land Lease: Fee

Levels: Two

Listing Terms: Cash To Existing Loan, FHA 203(k), Cash To New Loan, FHA, Conventional, Cash, FHA 203(b)

Lot Features: Paved, Landscaped, Level

Main Level Bedrooms: 2

Number Of Units In Community: 175

Parking Total: 2

Patio And Porch Features: Concrete, See Remarks

Pool Features: Association, Heated, See Remarks

Pool Private Y N: No

Possession: Close Of Escrow

Property Attached Yes/No: Yes

Property Condition: Turnkey, Updated/Remodeled

Road Surface Type: Paved



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Bathroom Features: Upgraded, Quartz Counters, Closet in bathroom, Exhaust fan(s), Walk-in shower, Bathtub, Double Sinks in Primary Bath, Remodeled, Shower

Kitchen Features: Kitchen Open to Family Room, Built-in Trash/Recycling, Granite Counters

Room Type: All Bedrooms Up, Two Primaries, See Remarks, Kitchen, Living Room, Family Room

Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Senior Community Yes/No: No

Sewer: Public Sewer

Spa Features: Association, See Remarks

Special Listing Conditions: Standard

Utilities: Natural Gas Connected, Sewer Connected, Cable Available, See Remarks, Electricity Connected, Water Connected

View: Neighborhood, See Remarks

Water Source: Public

Window Features: ENERGY STAR Qualified Windows

Year Built Source: Public Records

Remarks

Welcome to this beautifully remodeled townhome in the highly sought-after Fawn Glen community of Deerfield in Irvine! This move-in ready home offers 2 spacious bedrooms, 2.5 bathrooms of thoughtfully updated living space, blending modern style with everyday comfort.

- Step inside to discover a bright, open floor plan featuring tasteful upgrades throughout, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. The functional layout includes dual primary suites upstairs, each with its own private bathroom, plus a convenient guest powder room on the main level.
- Enjoy resort-style living with access to community amenities including a sparkling pool, spa, beautifully maintained greenbelts, walking paths, and lush mature landscaping. Nestled in the desirable Deerfield neighborhood, residents appreciate the peaceful surroundings and strong sense of community. HOA includes certain master insurance coverage, adding value and helping keep ownership costs more manageable. Buyer to verify coverage and HOA details.

- Located within the acclaimed Irvine Unified School District and just minutes from parks, shopping, dining, UCI, Irvine Spectrum, John Wayne Airport, and major freeways including the I-5 and I-405, this home offers exceptional convenience in one of Orange County's most desirable locations.

Whether you're a first-time homebuyer, downsizing, or looking for an excellent investment opportunity, this beautifully updated home delivers the perfect combination of location, lifestyle, and value.

*Don't miss your chance to own a turnkey home in the heart of Irvine!

Courtesy of Finsight Group Inc.
Information is deemed reliable but not guaranteed.



8 Fuchsia Irvine, CA 92604

MLS #OC26151412

$849,000

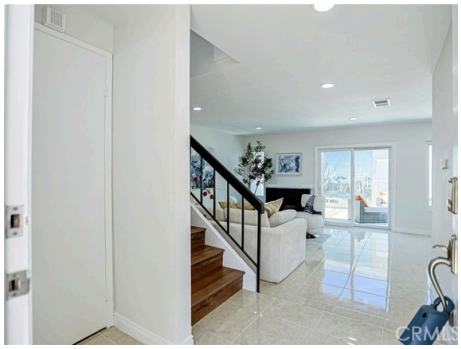
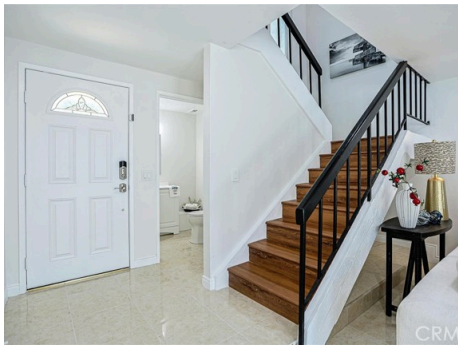
ACTIVE 6/26/26

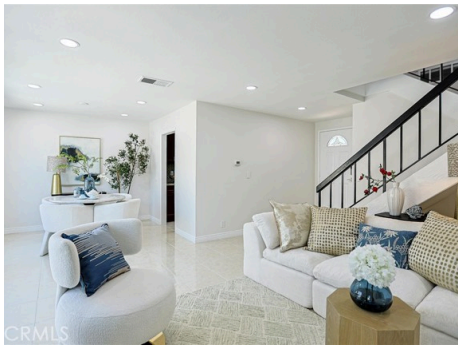
2 Beds **2.50** Baths

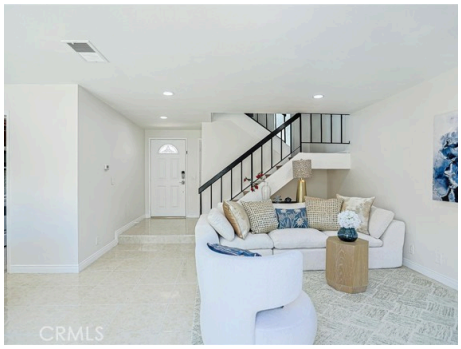
Year Built **1974**

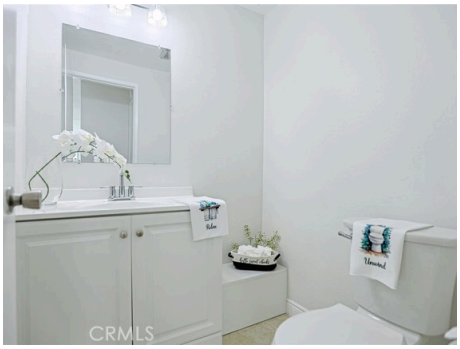
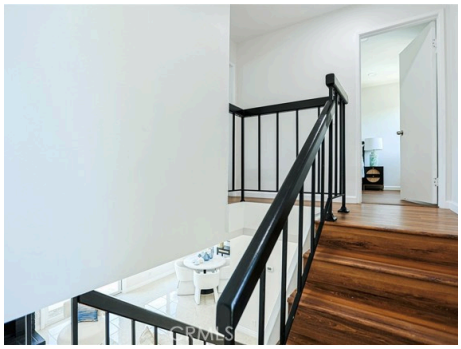
1,068 Sq. Ft. ($795 / sqft)

Days on market: **59**






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31 Meadowgrass Irvine, CA 92604

MLS #OC26204661

$699,000

ACTIVE 9/18/26

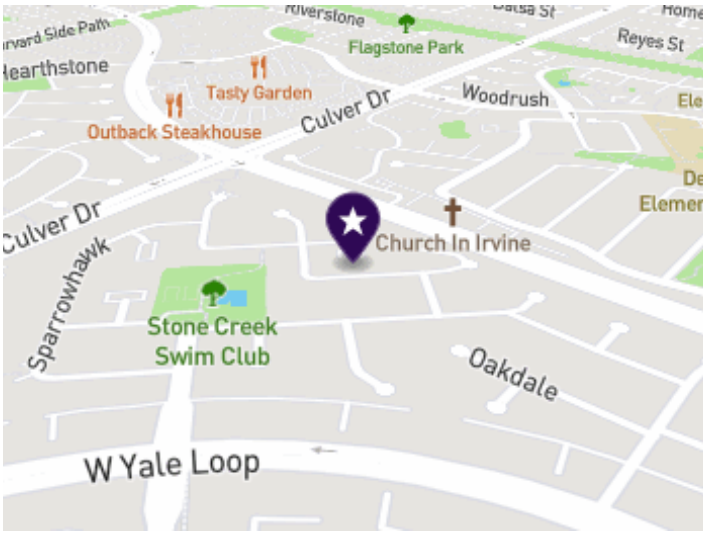
2 Beds **1.50** Baths

Year Built **1977**

1,110 Sq. Ft. ($630 / sqft)

Days on market: **8**





Details

Prop Type: Condominium
County: Orange
Area: WB - Woodbridge
Subdivision: Villager (VL)

Full baths: 1.0
Half baths: 1.0
Acres: 0.0239
Lot Size (sqft): 1,041

List date: 9/18/26
Updated: Sep 26, 2026 6:21 AM
List Price: $699,000

Orig list price: $699,000
Assoc Fee: $157
School District: Irvine Unified

Features

Association Fee 2: 358.8
Association Name: WVA
Association Y N: Yes
Community Features: Watersports, Biking, Fishing, Lake, Street Lights, Sidewalks, Suburban, Park
Contract Status Change Date: 2026-09-18T00:00:00
Cooling: None

Elevation Units: Feet
Flooring: Carpet, Stone, Laminate
Heating: None
Land Fee/Land Lease: Fee
Levels: Two
Listing Terms: Cash To New Loan, Cash
Number Of Units In Community: 200

Pool Features: Association
Pool Private Y N: No
Property Attached Yes/No: Yes
Bathroom Features: Shower in Tub, Exhaust fan(s)
Room Type: Laundry, All Bedrooms Up, Kitchen, Living Room

Senior Community Yes/No: No
Sewer: Public Sewer
Special Listing Conditions: Standard
View: Neighborhood
Water Source: Public
Year Built Source: Public Records

Remarks

Just fell out of escrow! Beautiful Two-Story home in Woodbridge Village. Two Bedrooms, One and a half bathrooms.



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Freshly painted with new Kitchen Countertops, New flooring on stairs and upper level. Steps to North Lake Beach Club and Tennis Courts. Spacious Kitchen with breakfast nook will provide a view of patio which offers you a peaceful private daily life. Inside Laundry Room. Small patio off kitchen with easy access from carport. Located close to shops, schools, parks, community sport complex and easy access to 5 and 405 freeway.

Courtesy of Keller Williams Realty Irvine
Information is deemed reliable but not guaranteed.



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31 Meadowgrass Irvine, CA 92604

MLS #OC26204661

$699,000

ACTIVE 9/18/26

2 Beds **1.50** Baths

Year Built **1977**

1,110 Sq. Ft. ($630 / sqft)

Days on market: **8**

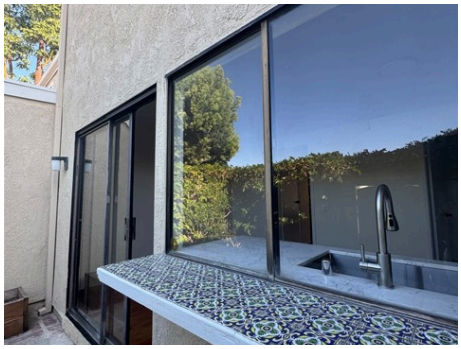












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Comparable Property Statistics

S 2 Sold Listings

LOWEST	AVERAGE	HIGH	AVG PRICE / SQFT	AVG DOM
$839,800	$857,400	$875,000	$737	64

A 2 Active Listings

LOWEST	AVERAGE	HIGH	AVG PRICE / SQFT	AVG DOM
$699,000	$774,000	$849,000	$712	34

X 1 Expired Listings

LOWEST	AVERAGE	HIGH	AVG PRICE / SQFT	AVG DOM
$819,900	$819,900	$819,900	$768	109



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Sold Property Analysis

Averages

89.78%

Homes sold for an average of 89.78% of their list price.

64 Days on market

It took an average of 64 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	$ PER SQFT
49 Meadowgrass	$949,800	$839,800	88.42%	110	$688
26 Acorn #18	$960,000	$875,000	91.15%	18	$785
Averages	**$954,900**	**$857,400**	**89.78%**	**64**	**$737**



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