

A SNAPSHOT OF OUR RECENT SALES



While the broader Orange County market averages 94% sale-to-list price and 39 days on market, Radcliffe & Associates approach continues to deliver strong pricing and efficient timelines for our clients.

101% Avg. Sale Price/List Price	21 Avg. Days on Market
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Closed Date	Property Address	List Price	Sold Price	% of Sale Price	Bed/Bath	Living Space Sqft	Lot Sqft	Price per Sq. foot	Days on Market
Coming Soon	5465 Summerwood Lane	\$3,200,000	-	-	5/6	6,000	23,958	-	-
Coming Soon	18391 Robbie Circle	\$2,999,888	-	-	4/5	4,123	78,843	-	-
Active	5585 Bayberry Way	\$1,348,000	-	-	3/2	1,700	10,890	-	-
Active	922 Naples Drive	\$725,000	-	-	3/2.5	1,496	4,356	-	-
Active	5863 Portsmouth Road	\$499,800	-	-	2/2	1,060	0	-	-
Active	8070 E. Oak Ridge Circle	\$719,000	-	-	2/2	1,061	0	-	-
Active	3581 Corbett Circle	\$974,999	-	-	4/3	3,218	8,276	-	-
In Escrow	6560 E Circulo Dali	\$948,000	-	-	3/2.5	2,136	2,175	-	-
In Escrow	1993 N. Marengo Ave	\$1,148,000	-	-	3/2	1,259	7,226	-	-
In Escrow	904 Jade Circle	\$1,179,000	-	-	4/2	1,522	8,000	-	-
In Escrow	526 Sombrero Road	\$927,500	-	-	3/2	1,398	8,960	-	-
In Escrow	24345 La Homa	\$2,288,000	-	-	5/4.5	4,352	18,000	-	-
In Escrow	5750 Sugar Pine Drive	\$1,488,000	-	-	4/3	2,383	8,750	-	-
In Escrow	526 Sombrero Road	\$927,500	-	-	3/2	1,398	8,960	-	-
4/20/26	904 Maya Crossing	\$520,000	\$528,000	101%	3/2.5	1,771	1,557	-	-
4/24/26	2100 W. Palmyra Ave #33	\$699,000	\$690,000	101%	3/1.5	1,343	0	-	-
4/23/26	2145 Cloverleaf Circle	\$869,000	\$900,000	97%	4/3	1,843	6,970	-	-
4/8/26	549 E. Evans Street	\$410,000	\$405,000	99%	2/1	975	7,350	\$415	249

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2/17/26	25214 Tanoak Lane	\$718,000	\$711,000	99%	2/2	1,207	0	\$589	7
1/20/26	1450 Pepper Tree Lane	\$399,400	\$360,000	90%	3/2	1,683	7,200	\$214	189
1/12/26	6685 Moselle Cir	\$685,000	\$670,000	98%	2/1.5	1,065	0	\$629	10
12/17/2025	8214 Santa Inez Place	\$629,000	\$637,000	101%	3/1.5	1,216	1,099	\$517.00	76
12/8/2025	20520 Via Magdalena	\$1,999,000	\$1,990,200	100%	4/3	3,850	3,850	\$517.00	46
11/14/25	331 N Pintado Drive	\$928,000	\$912,000	98%	3/2	1,553	10,685	\$587.25	10
9/16/25	1660 W Recreo Plaza	\$618,000	\$625,000	102%	2/2	1,099	2,000	\$568.70	18
09/08/25	22536 Pahute Rd.	\$449,000	\$459,000	101%	3/2	1,903	31,253	\$239.10	17
08/18/25	11140 Merino Ave.	\$418,000	\$435,540	104%	3/2	1,822	32,000	\$239.05	8
08/14/25	1225 Carlsbad St.	\$1,200,000	\$1,215,000	101%	4/2	2,088	8,700	\$581.90	7
07/08/25	17572 Shane Way	\$1,179,000	\$1,215,000	103%	4/2	1,500	7,212	\$810	3
07/03/25	7777 River Gulch Dr.	\$720,000	\$740,000	102%	4/3	2,375	10,202	\$311.58	88
06/25/25	4301 Villa Grande Drive	\$1,260,000	\$1,260,000	97%	4/2	1,913	11,365	\$658.65	88
06/23/25	17561 Burkwood Circle	\$1,488,988	\$1,488,988	100%	4/3	2,248	8,076	\$662.36	15
04/14/25	1124 Thoroughbred Drive	\$1,450,000	\$1,518,000	105%	4/4.5	3,438	41,818	\$441.54	6
03/17/25	1880 N Boisseranc Way	\$1,149,000	\$1,205,000	105%	4/3	2,200	5,000	\$547.73	9
03/03/25	7829 E. Rainview Court	\$1,099,000	\$1,216,000	111%	4/2.5	1,870	7,200	\$650.27	9
02/19/25	3405 Meadow Brook	\$715,000	\$710,000	99%	3/2	1,324	-	\$536.25	15
02/19/25	25206 Tanoak Lane	\$518,000	\$530,000	102%	1/1	870	0	\$617.72	7
02/14/21	278 Loch Lomond	\$1,328,000	\$1,310,000	99%	4/3.5	2,471	11,761	\$530.15	10
02/06/25	4236 Angel Paseo	\$594,000	\$591,000	99%	3/2.5	1,444	0	\$409.28	23
12/20/24	5340 Via Asturias	\$1,638,000	\$1,619,600	99%	4/3	2,796	5,000	\$579.26	14