

# Amy's Fall Newsletter

Don't miss out our Upcoming Garage sales! It's not too late to join!

Pinewood - Sat. Oct 11

North, Orange & Oak Grove

- Sat. No. 8th

October 2025

## Woodbridge Real Estate Market in 2025

Average Home Value:

\$1,523,505

Average Price Per Sq Ft.:

\$837

Homes For Sale: 38

The **Average Sale Price** for homes in **Woodbridge, Irvine** over the last 12 months is **\$1,286,130**, down 2% from the average home sale price over the previous 12 months.

### Woodbridge Sales Activity

**Woodbridge is Busy!!!** Don't believe all you read about a "slow down".



**Amy Farrell Caves**, Broker

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### Sold by Amy in Woodbridge

6 Mallard - A Stunning Greenbriar in the Place \$2,180,000

22 Fairdawn - Beautiful Single Story in The Landing \$1,900,000

8 Oak Grive - A Fabulous Darby in The Grove \$1,620,000

### Leased by Amy in Woodbridge

50 Shadowbrook in the Woodbridge Reserve \$7,000/mo

### Other Homes recently Sold

**14 Bridgewood** - \$1,730,000, **4 Woodlake** - \$1,290,000

**9 Northgrove** - \$1,445,000, **21 Northgrove** - \$1,500,000

**4 Lakeknoll** - \$1,625,000, **32 Sandstone** - \$2,350,000

Congratulations to All!

In 90 days, Woodbridge had recorded **43** Sales!

## CMG Home Loans

### On-Time Closing Guarantee

Close in as little as 21 days on your purchase.

Or receive a \$2,000 credit if we're late!

### Rate Rebound

Buy now, and refinance later with no lender fees if rates drop within 5 years.

**DON'T SETTLE FOR LESS WHEN YOUR LENDER CAN DO MORE.**

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# Annual Garage Sale

**Pinewood: Saturday OCT. 11<sup>TH</sup>, 7 to 10AM**

**North, Orange & Oak Grove:  
Saturday Nov. 8<sup>th</sup>, 7 to 11AM**



**HOSTED BY AMY FARREL CAVES, BROKER**

**Donuts** will be served to participants!

Ads will be posted on-line Facebook at The OC.Register and many other Garage Sale Sites. Feel Free to place your own ads too with pictures of your most desirable items. The sooner I know what you'll be selling, the better!

Text: 949.466.9566 or Email: AmyCaves@gmail.com



## Title Theft

**Title theft**—also called deed fraud—occurs when a criminal forges your name on a deed and illegally transfers ownership of your property without your knowledge or consent. In California, where property values are high and public land records are accessible online, homeowners are increasingly targeted by scammers who use identity theft to impersonate owners and record fraudulent documents.

Companies like, Title Lock or Equity Protect come in. These companies continuously monitor county records and notify you if any new documents are recorded against your property—such as a new lien, deed, or transfer—so you can act quickly before damage is done.

For California homeowners, this added layer of protection can provide peace of mind by helping safeguard what is often your most valuable asset—your home.

## Festive Fun: Holiday Party Hosting Tips

The holidays are a time of joy and togetherness, and hosting a holiday party should be fun, not stressful. With the right amount of planning and festive flair, you can throw a sensational holiday celebration your guests won't soon forget!

**Keep it simple.** Don't overcomplicate the menu. Choose a few crowd-pleasing dishes you can prep in advance. If guests offer to bring something, let them! A potluck-style holiday party adds variety.

**Keep it cozy.** Your space doesn't need to be perfect, but it does need to feel warm and inviting. Use soft lighting, play seasonal favorites in the background, and add festive decor or a themed photo booth. Simmering stovetop potpourri also helps set the holiday mood.

**Keep connected.** The heart of any celebration is the people. Don't get overwhelmed with hosting tasks. Make time to mingle and keep the mood light with hames, gift exchanges, or casual conversational starters.