

#1 Irvine Realtors ~ Years 2001, 2002, 2003 & 2004 - YTD

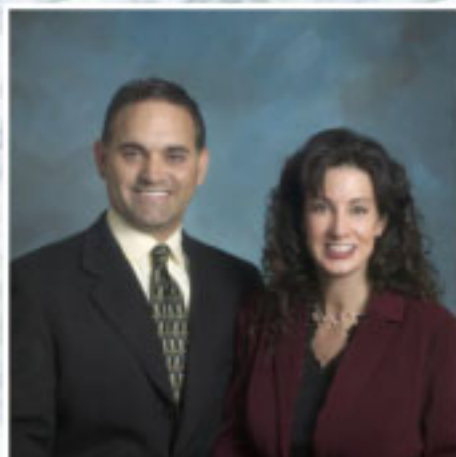
TODD & KARINA

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QUAIL HILL MARKET UPDATE ~ APRIL 2005

APRIL Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	2	\$ 495,990 -Plan 1A	\$ 665,000 -Plan 4B	\$ 580,495
Casalon	2	\$ 685,000 -Plan B	\$ 737,000 -Plan D	\$ 711,000
Ivy Wreath	1	\$ 679,900 -Plan 2	\$ 679,900 -Plan 2	\$ 679,900
Jasmine	2	\$ 455,000 -Plan 1	\$ 562,000 -Plan 5	\$ 508,500
Linden	1	\$ 939,000 -Plan 4	\$ 939,000 -Plan 4	\$ 939,000
Sage	1	\$ 589,000 -Plan 2	\$ 589,000 -Plan 2	\$ 589,000
Solstice	2	\$ 752,000 -Plan 2	\$ 778,000 -Plan 3	\$ 765,000
Vicara	1	\$1,830,000 -Plan 3	\$1,830,000 -Plan 3	\$1,830,000

There were **12 closed sales** reported in the Multiple Listing for the month of **April** in Quail Hill.

In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Ambridge	3	\$ 509,990 -Plan 1A	\$ 532,990 -Plan 2	\$ 517,990
Casalon	1	\$ 675,000 -Plan C1	\$ 675,000 -Plan C1	\$ 675,000
Ivy Wreath	2	\$ 689,000 -Plan 1	\$ 729,000 -Plan 2	\$ 709,000
Jasmine	1	\$ 634,000 -Plan 5	\$ 634,000 -Plan 5	\$ 634,000
Laurel	1	\$ 899,000 -Plan 3X	\$ 899,000 -Plan 3X	\$ 899,000
Linden	2	\$ 839,000 -Plan 1	\$ 850,000 -Plan 1	\$ 844,500
Olivos	1	\$1,050,000 -Plan 1	\$1,050,000 -Plan 1	\$1,050,000
Sage	1	\$ 724,900 -Plan 4	\$ 724,900 -Plan 4	\$ 724,900
Sandalwood	1	\$ 900,000 -Plan 4	\$ 900,000 -Plan 4	\$ 900,000

There are currently **13 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **34 days** to currently sell a property in Irvine.

(As of May 1st, current MLS inventory is 388 homes in the city of Irvine.)

<u>Community</u>	<u># Active</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Ambridge	5	\$ 509,990 -Plan 1	\$ 619,900 -Plan 3B	\$ 549,382
Casalon	2	\$ 695,000 -Plan C1	\$ 749,900 -Plan D2	\$ 722,450
Chantilly	1	\$1,588,000 -Plan 2	\$1,588,000 -Plan 2	\$1,588,000
Ivy Wreath	1	\$ 719,980 -Plan 2	\$ 719,980 -Plan 2	\$ 719,980
Jasmine	7	\$ 534,900 -Plan 3	\$ 569,900 -Plan 4	\$ 546,499
Olivos	2	\$1,249,000 -Plan 2	\$1,269,000 -Plan 3	\$1,259,000
Sage	6	\$ 595,000 -Plan 1	\$ 724,900 -Plan 4	\$ 641,100
Sandalwood	3	\$ 800,000 -Plan 1	\$ 989,000 -Plan 4	\$ 876,326
Solstice	1	\$ 895,000 -Plan 3X	\$ 895,000 -Plan 3X	\$ 895,000
Tapestry	2	\$1,128,000 -Plan 2	\$1,599,900 -Plan 3	\$1,363,950

There are currently **30 properties available on the MLS** in Quail Hill.

This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

