

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

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QUAIL HILL MARKET UPDATE ~ FEBRUARY 2005

FEBRUARY Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	2	\$ 638,990 -Plan B2	\$ 650,000 -Plan C3	\$ 644,495
Laurel	2	\$ 705,000 -Plan 1	\$ 830,000 -Plan 3	\$ 767,500
Linden	1	\$ 760,000 -Plan 2	\$ 760,000 -Plan 2	\$ 760,000
Jasmine	2	\$ 530,000 -Plan 2	\$ 559,000 -Plan 6	\$ 544,500
Solstice	2	\$ 699,000 -Plan 1	\$ 720,000 -Plan 2	\$ 720,000

There were **9 closed sales** reported in the Multiple Listing for the month of **February** 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	7	\$ 495,990 -Plan 1	\$ 549,000 -Plan 2	\$ 525,279
Casalon	3	\$ 649,900 -Plan C3	\$ 689,900 -Plan B1	\$ 674,900
Chantilly	1	\$1,575,000 -Plan 2	\$1,575,000 -Plan 2	\$1,575,000
Ivy Wreath	1	\$ 739,990 -Plan 3	\$ 739,990 -Plan 3	\$ 739,990
Sage	1	\$ 584,000 -Plan 2	\$ 584,000 -Plan 2	\$ 584,000
Sandalwood	3	\$ 758,800 -Plan 2	\$ 900,000 -Plan 4	\$ 842,600
Solstice	1	\$ 754,900 -Plan 2	\$ 754,900 -Plan 2	\$ 754,900
Tapestry	3	\$1,085,600 -Plan 2	\$1,215,143 -Plan 2	\$1,160,217
Vicara	1	\$1,850,000 -Plan 3	\$1,850,000 -Plan 3	\$1,850,000

There are currently **21 properties** in escrow reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **41 days** to currently sell a property in Irvine.
(As of March 1st, current MLS inventory is 340 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	2	\$ 534,900 -Plan 2	\$ 550,000 -Plan 2	\$ 542,450
Casalon	2	\$ 685,900 -Plan C1	\$ 749,900 -Plan D2	\$ 717,900
Ivy Wreath	1	\$ 689,000 -Plan 1	\$ 689,000 -Plan 1	\$ 689,000
Jasmine	4	\$ 459,000 -Plan 1	\$ 639,000 -Plan 5	\$ 546,950
Sage	2	\$ 589,000 -Plan 2	\$ 699,900 -Plan 4	\$ 644,450
Solstice	2	\$ 799,800 -Plan 3	\$ 895,000 -Plan 3 with opt.	\$ 847,400
Tapestry	2	\$1,128,000 -Plan 2	\$1,359,000 -Plan 3	\$1,243,500

There are currently **15 properties** available on the MLS in Quail Hill.