

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

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QUAIL HILL MARKET UPDATE ~ JULY 2005

July Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	1	\$ 690,000 -Plan D	\$ 690,000 -Plan D	\$ 690,000
Jasmine	10	\$ 515,000 -Plan 2	\$ 649,000 -Plan 5	\$ 559,399
Sage	1	\$ 655,000 -Plan 3	\$ 655,000 -Plan 3	\$ 655,000
Solstice	1	\$ 787,000 -Plan 1	\$ 787,000 -Plan 1	\$ 787,000
Tapestry	1	\$1,100,000 -Plan 2	\$1,100,000 -Plan 2	\$1,100,000

There were **14 closed sales** reported in the Multiple Listing for the month of **July** 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	1	\$ 528,990 -Plan 2	\$ 528,990 -Plan 2	\$ 528,990
Casalon	1	\$ 708,000 -Plan B1	\$ 708,000 -Plan B1	\$ 708,000
Jasmine	6	\$ 549,000 -Plan 2A	\$ 649,800 -Plan 5	\$ 578,782
Laurel	1	\$ 888,895 -Plan 2	\$ 888,895 -Plan 2	\$ 888,895
Sage	5	\$ 639,900 -Plan 3	\$ 749,800 -Plan 4	\$ 712,920
Sandalwood	2	\$ 775,000 -Plan 1	\$ 900,000 -Plan 4	\$ 837,500

There are currently **16 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **33 days** to currently sell a property in Irvine.
(As of July 1st, current MLS inventory is 472 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	1	\$ 507,990 -Plan 1	\$ 507,990 -Plan 1	\$ 507,990
Casalon	5	\$ 699,000 -Plan B2	\$ 699,000 -Plan B2	\$ 699,000
Chantilly	1	\$1,499,000 -Plan 2	\$1,499,000 -Plan 2	\$1,499,000
Ivy Wreath	3	\$ 740,000 -Plan 2	\$ 850,000 -Plan 4	\$ 812,667
Jasmine	2	\$ 465,800 -Plan 1	\$ 614,900 -Plan 7	\$ 540,350
Laurel	2	\$ 950,000 -Plan 3	\$ 950,000 -Plan 3	\$ 950,000
Linden	2	\$ 925,000 -Plan 2	\$ 975,000 -Plan 2	\$ 975,000
Olivos	1	\$1,500,000 -Plan 2	\$1,500,000 -Plan 2	\$1,500,000
Sage	5	\$ 595,000 -Plan 1	\$ 719,999 -Plan 4	\$ 672,500
Sandalwood	2	\$ 799,980 -Plan 2	\$ 899,900 -Plan 3	\$ 849,940
Sienna	3	\$1,549,000 -Plan 1	\$1,700,000 -Plan 1X	\$1,646,000
Solstice	1	\$ 899,000 -Plan 2	\$ 899,000 -Plan 2	\$ 899,000
Tapestry	3	\$1,399,900 -Plan 3	\$1,575,000 -Plan 3	\$1,491,300

There are currently **31 properties available for sale** 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.

