

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

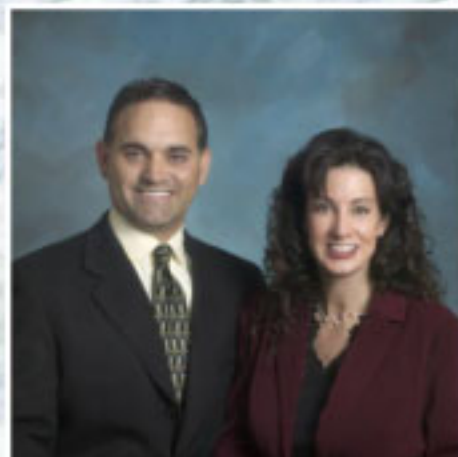
TODD & KARINA

The Muradian Team

Award Winning Team ~ Exceptional Results

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QUAIL HILL MARKET UPDATE ~ MARCH 2005
MARCH Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	2	\$ 660,000 -Plan C2	\$ 670,000 -Plan D2	\$ 665,000
Laurel	2	\$ 830,000 -Plan 3	\$ 850,000 -Plan 3	\$ 840,000
Sage	1	\$ 600,000 -Plan 3	\$ 600,000 -Plan 3	\$ 600,000
Sandalwood	3	\$ 758,800 -Plan 2	\$ 833,600 -Plan 4	\$ 805,800
Tapestry	1	\$1,085,600 -Plan 2	\$1,085,600 -Plan 2	\$1,085,600

There were **9 closed sales** reported in the Multiple Listing for the month of **March** 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	6	\$ 495,990 -Plan 1A	\$ 673,900 -Plan 4B	\$ 545,477
Casalon	3	\$ 649,900 -Plan C1	\$ 749,900 -Plan D2	\$ 696,567
Ivy Wreath	3	\$ 679,990 -Plan 2	\$ 739,990 -Plan 3	\$ 702,963
Jasmine	2	\$ 459,000 -Plan 1	\$ 564,900 -Plan 5	\$ 511,950
Linden	1	\$ 950,000 -Plan 4	\$ 950,000 -Plan 4	\$ 950,000
Sage	1	\$ 589,000 -Plan 2	\$ 589,000 -Plan 2	\$ 589,000
Sandalwood	1	\$ 900,000 -Plan 4	\$ 900,000 -Plan 4	\$ 900,000
Solstice	1	\$ 799,800 -Plan 3	\$ 799,800 -Plan 3	\$ 799,800
Vicara	1	\$1,850,000 -Plan 3	\$1,850,000 -Plan 3	\$1,850,000

There are currently **19 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of 37 days to currently sell a property in Irvine.

(As of April 1st, current MLS inventory is 365 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	3	\$ 538,990 -Plan 2	\$ 550,000 -Plan 1	\$ 542,660
Casalon	1	\$ 675,000 -Plan C1	\$ 675,000 -Plan C1	\$ 675,000
Chantilly	1	\$1,588,000 -Plan 2	\$1,588,000 -Plan 2	\$1,588,000
Jasmine	5	\$ 549,900 -Plan 2	\$ 679,900 -Plan 5	\$ 592,760
Linden	1	\$ 849,000 -Plan 1	\$ 849,000 -Plan 1	\$ 849,000
Olivos	1	\$1,050,000 -Plan 1	\$1,050,000 -Plan 1	\$1,050,000
Sage	1	\$ 619,000 -Plan 1	\$ 619,000 -Plan 1	\$ 619,000
Sandalwood	2	\$ 825,000 -Plan 1	\$ 869,980 -Plan 2	\$ 847,490
Solstice	2	\$ 754,900 -Plan 2	\$ 895,000 -Plan 3 with opt.	\$ 824,950
Tapestry	1	\$1,128,000 -Plan 2	\$1,128,000 -Plan 2	\$1,128,000

There are currently **18 properties available on the MLS** in Quail Hill.