

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

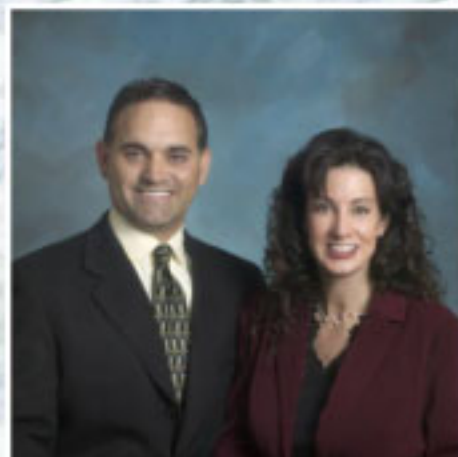
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**QUAIL HILL MARKET UPDATE ~ MAY 2005**

**May Closed Sales:**

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 510,990 -Plan 1	\$ 510,990 -Plan 1	\$ 510,990
Casalon	1	\$ 668,000 -Plan C1	\$ 668,000 -Plan C1	\$ 668,000
Linden	2	\$ 830,000 -Plan 1	\$ 839,000 -Plan 1	\$ 834,500
Olivos	1	\$1,020,000 -Plan 1	\$1,020,000 -Plan 1	\$1,020,000

There were **5 closed sales** reported in the Multiple Listing for the month of **May** 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	\$ 509,990 -Plan 1A	\$ 619,900 -Plan 3B	\$ 541,143
Casalon	1	\$ 695,000 -Plan C2	\$ 695,000 -Plan C2	\$ 695,000
Ivy Wreath	3	\$ 729,000 -Plan 2	\$ 738,850 -Plan 2	\$ 735,283
Jasmine	7	\$ 527,900 -Plan 3	\$ 668,800 -Plan 5	\$ 568,771
Laurel	1	\$ 899,000 -Plan 3X	\$ 899,000 -Plan 3X	\$ 899,000
Linden	1	\$ 975,000 -Plan 3	\$ 975,000 -Plan 3	\$ 975,000
Olivos	1	\$1,269,000 -Plan 3	\$1,269,000 -Plan 3	\$1,269,000
Sage	3	\$ 599,000 -Plan 1	\$ 724,900 -Plan 4	\$ 682,933
Sandalwood	1	\$ 900,000 -Plan 4	\$ 900,000 -Plan 4	\$ 900,000
Solstice	1	\$ 895,000 -Plan 3 wloft	\$ 895,000 -Plan 3 wloft	\$ 895,000

There are currently **25 properties in escrow** reported in the Multiple Listing in Quail Hill.

**Active Listings:** NOTE: It is taking an average of **36 days** to currently sell a property in Irvine.

(As of June 1st, current MLS inventory is 422 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	\$ 558,000 -Plan 2	\$ 648,900 -Plan 3A	\$ 603,450
Casalon	4	\$ 699,000 -Plan D2	\$ 750,000 -Plan D2	\$ 724,725
Chantilly	2	\$1,555,000 -Plan 2	\$1,750,000 -Plan 3	\$1,652,500
Ivy Wreath	1	\$ 739,980 -Plan 2	\$ 739,980 -Plan 2	\$ 739,980
Jasmine	5	\$ 529,000 -Plan 3	\$ 574,000 -Plan 3	\$ 552,578
Sage	4	\$ 595,000 -Plan 1	\$ 659,000 -Plan 3	\$ 628,225
Sandalwood	3	\$ 789,900 -Plan 1	\$ 939,000 -Plan 3	\$ 856,293
Sienna	1	\$1,699,000 -Plan 3	\$1,699,000 -Plan 3	\$1,699,000
Tapestry	3	\$1,128,000 -Plan 2	\$1,575,300 -Plan 3	\$1,400,765

There are currently **25 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.

