



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

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**QUAIL HILL MARKET UPDATE ~ JUNE 2005**

**June Closed Sales:**

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	3	\$ 510,990 -Plan 1	\$ 538,000 -Plan 2	\$ 524,495
Casalon	1	\$ 690,000 -Plan C1	\$ 690,000 -Plan C1	\$ 690,000
Ivy Wreath	3	\$ 715,000 -Plan 2	\$ 729,000 -Plan 2	\$ 723,000
Jasmine	4	\$ 525,000 -Plan 1	\$ 630,000 -Plan 5	\$ 560,500
Laurel	1	\$ 900,000 -Plan 3	\$ 900,000 -Plan 3	\$ 900,000
Linden	1	\$ 975,000 -Plan 3	\$ 975,000 -Plan 3	\$ 975,000
Olivos	1	\$1,250,000 -Plan 3	\$1,250,000 -Plan 3	\$1,250,000
Sage	1	\$ 700,000 -Plan 4	\$ 700,000 -Plan 4	\$ 700,000
Solstice	1	\$ 875,000 -Plan 3 w/loft	\$ 875,000 -Plan 3 w/loft	\$ 875,000

There were **16 closed sales** reported in the Multiple Listing for the month of **June** 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	\$ 538,990 -Plan 2B	\$ 525,990
Casalon	1	\$ 699,000 -Plan D1	\$ 699,000 -Plan D1	\$ 699,000
Jasmine	12	\$ 529,000 -Plan 3	\$ 668,800 -Plan 5	\$ 566,848
Sage	3	\$ 639,900 -Plan 3	\$ 724,900 -Plan 4	\$ 674,600
Sandalwood	1	\$ 900,000 -Plan 4	\$ 900,000 -Plan 4	\$ 900,000
Solstice	1	\$ 799,800 -Plan 1	\$ 799,800 -Plan 1	\$ 799,800
Tapestry	1	\$1,128,000 -Plan 2	\$1,128,000 -Plan 2	\$1,128,000

There are currently **22 properties in escrow** reported in the Multiple Listing in Quail Hill.

**Active Listings:** NOTE: It is taking an average of **32 days** to currently sell a property in Irvine.

(As of July 1st, current MLS inventory is **445 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	\$ 507,990 -Plan 1	\$ 598,800 -Plan 2	\$ 553,395
Casalon	3	\$ 720,000 -Plan A1	\$ 729,900 -Plan B1	\$ 724,725
Chantilly	2	\$1,555,000 -Plan 2	\$1,699,000 -Plan 3	\$1,627,000
Ivy Wreath	3	\$ 739,980 -Plan 2	\$ 850,000 -Plan 4	\$ 776,660
Jasmine	2	\$ 629,000 -Plan 7	\$ 629,000 -Plan 7A	\$ 629,000
Laurel	1	\$ 965,000 -Plan 3	\$ 965,000 -Plan 3	\$ 965,000
Linden	1	\$ 975,000 -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	\$ 769,900 -Plan 4	\$ 691,940
Sandalwood	3	\$ 775,000 -Plan 1	\$ 924,900 -Plan 3	\$ 846,627
Sienna	1	\$1,689,000 -Plan 3	\$1,689,000 -Plan 3	\$1,689,000
Solstice	1	\$ 899,000 -Plan 2	\$ 899,000 -Plan 2	\$ 899,000
Tapestry	1	\$1,499,000 -Plan 2	\$1,499,000 -Plan 2	\$1,499,000

There are currently **26 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.

