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**QUAIL HILL MARKET UPDATE ~ SEPTEMBER 2005**

**September Closed Sales:**

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	1	\$ 708,000 -Plan B1	\$ 708,000 -Plan B1	\$ 708,000
Chantilly	1	\$1,400,000 -Plan 2	\$1,400,000 -Plan 2	\$1,400,000
Jasmine	3	\$ 549,000 -Plan 2	\$ 580,000 -Plan 7	\$ 569,700
Laurel	2	\$ 880,000 -Plan 2	\$ 905,000 -Plan 3	\$ 892,500
Linden	1	\$ 990,000 -Plan 3	\$ 990,000 -Plan 3	\$ 990,000
Sage	1	\$ 645,000 -Plan 3	\$ 645,000 -Plan 3	\$ 645,000

There were **9 closed sales** reported in the Multiple Listing for the month of **September** 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	\$ 502,990 -Plan 1	\$ 528,990 -Plan 2	\$ 513,300
Laurel	1	\$ 899,800 -Plan 2	\$ 899,800 -Plan 2	\$ 899,800
Linden	1	\$ 899,800 -Plan 2	\$ 899,800 -Plan 2	\$ 899,800
Sage	9	\$ 569,000 -Plan 1	\$ 748,900 -Plan 4	\$ 672,830
Sandalwood	3	\$ 799,980 -Plan 2	\$ 969,000 -Plan 3	\$ 889,600
Sienna	2	\$1,599,000 -Plan 1	\$1,699,876 -Plan 3	\$1,649,400
Solstice	2	\$ 875,000 -Plan 2	\$ 876,000 -Plan 2	\$ 875,500
Tapestry	1	\$1,330,000 -Plan 3	\$1,330,000 -Plan 3	\$1,330,000

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

**Active Listings:** NOTE: It is taking an average of **42 days** to currently sell a property in Irvine.  
(As of October 1st, current MLS inventory is **509 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	\$ 619,000 -Plan 1	\$ 619,000 -Plan 1	\$ 619,000
Casalon	6	\$ 659,000 -Plan B1	\$ 755,000 -Plan A2	\$ 690,000
Chantilly	1	\$1,550,000 -Plan 3	\$1,550,000 -Plan 3	\$1,550,000
Ivy Wreath	7	\$ 725,000 -Plan 2	\$ 845,000 -Plan 3	\$ 774,700
Jasmine	3	\$ 455,000 -Plan 1	\$ 580,000 -Plan 7	\$ 528,000
Laurel	1	\$ 919,900 -Plan 3	\$ 919,900 -Plan 3	\$ 919,900
Linden	2	\$ 950,000 -Plan 2	\$ 975,000 -Plan 2	\$ 962,500
Sage	2	\$ 575,000 -Plan 1	\$ 682,500 -Plan 3	\$ 628,750
Sienna	1	\$1,549,000 -Plan 1	\$1,549,000 -Plan 1	\$1,549,000
Solstice	2	\$ 820,000 -Plan 1	\$ 874,900 -Plan 3	\$ 847,450
Tapestry	1	\$1,475,000 -Plan 2	\$1,475,000 -Plan 2	\$1,475,000

There are currently **27 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.

