

# livequailhill

## market update

FIRST QUARTER 2010

### ACTIVE LISTINGS

STREET NAME	VILLAGE	PLAN	BED/BATH	SQUARE FEET	LIST PRICE
Dewdrop	Jasmine	Plan 2	2/3	1,155	\$400,000*
Dewdrop	Jasmine	Plan 4	2/3	1,181	\$469,000
Dovetail	Jasmine	Plan 2	2/3	1,155	\$469,900
Dewdrop	Jasmine	Plan 7A	2/3	1,426	\$497,999
Windchime	Sage	Plan 1	2/3	1,030	\$525,000
Duet	Sage	Plan 4	4/3	1,497	\$569,500*
Nightshade	Casalon	Plan A1	3/3	1,592	\$599,900
Tall Oak	Ivy Wreath	Plan 4	3/3	1,736	\$614,000
Tall Oak	Ivy Wreath	Plan 4	3/3	1,736	\$649,000
Quail Ridge	Ambridge	Plan 4B	3/3	1,843	\$695,000
Tall Oak	Ivy Wreath	Plan 3	3/3	1,790	\$729,800
Tall Oak	Ivy Wreath	Plan 3	3/3	1,790	\$749,900
Foliage	Linden	Plan 1	3/3	1,787	\$798,800
Tuberose	Sandalwood	Plan 4	3/3	2,412	\$799,000
Honeydew	Linden	Plan 3	4/3	2,057	\$899,000
Canopy	Laurel	Plan 3X	3/3	2,057	\$950,000
Lattice	Olivos	Plan 2	3/3	2,460	\$1,125,000*
Weatherwane	Olivos	Plan 2	4/3	2,460	\$1,150,000*
Treehouse	Tapestry	Plan 1	4/4	2,557	\$1,199,000
Weatherwane	Olivos	Plan 2	4/3	2,460	\$1,199,888
Treehouse	Olivos	Plan 1	3/3	2,310	\$1,299,000
Ambiance	Sienna	Plan 3	5/5	3,800	\$1,499,000
Dreamlight	Vicara	Plan 1	4/4	3,124	\$1,599,000*
Mosaic	Sienna	Plan 4X	5/3	4,200	\$1,699,000
Fresco	Vicara	Plan 1	4/4	3,250	\$1,749,000

### IRVINE REAL ESTATE IS HEATING UP...

From January 2009 to January 2010 the median home price in Irvine has increased 4.3%!

If you're thinking about selling, CALL US TODAY. We are Quail Hill specialists, and have an unparalleled marketing strategy to give your home the most exposure and get it sold.

## IN ESCROW LISTINGS

STREET NAME	VILLAGE	PLAN	BED/BATH	SQUARE FEET	LIST PRICE
Dewdrop	Jasmine	Plan 1	1/1	822	\$259,000*
Vermillion	Jasmine	Plan 4	2/3	1,181	\$320,000*
Quail Ridge	Ambridge	Plan 1A	2/2	1,099	\$375,000*
Dewdrop	Jasmine	Plan 2	2/3	1,155	\$385,000*
Quail Ridge	Ambridge	Plan 1A	2/2	1,099	\$390,000*
Quail Ridge	Ambridge	Plan 1B	2/2	1,311	\$399,000*
Quail Ridge	Ambridge	Plan 3B	2/2	1,656	\$446,000*
Windchime	Sage	Plan 1	2/3	1,030	\$499,880
Stepping Stone	Casalon	Plan B2	3/3	1,582	\$550,000*
Canopy	Laurel	Plan 1	3/3	1,885	\$575,000*
Passage	Casalon	Plan A1	3/3	1,595	\$579,900
Windchime	Sage	Plan 4	3/3	1,497	\$629,000
Paperwhite	Solstice	Plan 2	3/3	1,840	\$649,000*
Scarlet	Sandalwood	Plan 3	4/3	2,264	\$789,900
Vermillion	Sandalwood	Plan 4	4/4	2,412	\$799,000
Weatherwane	Olivos	Plan 1	4/3	2,310	\$1,175,000
Tearose	Chantilly	Plan 1	3/4	2,612	\$1,199,000
Luminous	Vicara	Plan 1	3/4	3,124	\$1,639,000*
Fresco	Vicara	Plan 4	5/5	4,750	\$1,750,000*

## SOLD LISTINGS

STREET NAME	VILLAGE	PLAN	BED/BATH	SQUARE FEET	SOLD PRICE
Dovetail	Jasmine	Plan 1	1/1	822	\$307,000
Quail Ridge	Ambridge	Plan 1A	2/2	1,099	\$385,000*
Dovetail	Jasmine	Plan 2	2/3	1,155	\$395,000*
Vermillion	Jasmine	Plan 2	2/3	1,155	\$410,000*
Duet	Ambridge	Plan 3A	2/2	1,468	\$428,000*
Dovetail	Jasmine	Plan 5	3/3	1,443	\$450,000*
Reunion	Ambridge	Plan 3A	2/2	1,468	\$450,000
Reunion	Sage	Plan 3	3/3	1,275	\$475,000*
Nightshade	Casalon	Plan B1	3/3	1,582	\$513,000*
Stepping Stone	Casalon	Plan 3C	3/3	1,592	\$519,000
Duet	Ambridge	Plan 4B	3/3	1,843	\$520,000*
Dewdrop	Jasmine	Plan 5	3/3	1,443	\$525,000
Seasons	Casalon	Plan B2	3/3	1,882	\$529,000
Stepping Stone	Casalon	Plan A1	3/3	1,595	\$552,000*
Windchime	Sage	Plan 4	3/3	1,497	\$570,000*
Tall Oak	Ivy Wreath	Plan 4B	3/3	1,736	\$589,900*
Scarlet	Sandalwood	Plan 1	3/3	1,878	\$687,500
Foliage	Linden	Plan 4	4/3	2,245	\$880,000
Tapestry	Tapestry	Plan 1	4/4	2,557	\$1,070,000
Treehouse	Tapestry	Plan 2	5/5	2,841	\$1,165,000
Pageantry	Sienna	Plan 1 Custom	5/5	3,700	\$1,400,000

\*Distressed Sale

*Opening The Door To Your Life's Next Step*

**DANIEL CARPENTER**

Lic#01787203

714.747.7207

daniel@livequailhill.com

www.LiveQuailHill.com



**ERIN CARPENTER**

Lic#01878386

949.677.1802

erin@livequailhill.com

www.LiveQuailHill.com



twitter.com/IrvineMan

