

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked #1 in closed sales, City of Irvine, years 2001 through 2005”

“Ranked #1 in closed sales, Quail Hill, years 2003 through 2005”

(949) 250-0015

www.QUAILHILLHOMES.com

QUAIL HILL MARKET UPDATE ~ APRIL 2006

April Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|---------------------|---------------------|---------------------|
| Ambridge | 2 | \$ 569,900 -Plan 1A | \$ 633,000 -Plan 1B | \$ 601,450 |
| Casalon | 2 | \$ 660,000 -Plan 7 | \$ 696,000 -Plan 7 | \$ 678,000 |
| Ivy Wreath | 2 | \$ 680,000 -Plan 2 | \$ 720,000 -Plan 2 | \$ 700,000 |
| Jasmine | 2 | \$ 585,000 -Plan 2 | \$ 588,000 -Plan 4 | \$ 586,500 |
| Sage | 3 | \$ 638,000 -Plan 2 | \$ 742,500 -Plan 4 | \$ 704,500 |
| Sienna | 3 | \$1,425,000 -Plan 1 | \$1,725,000 -Plan 2 | \$1,613,300 |
| Solstice | 3 | \$ 787,000 -Plan 1 | \$ 845,000 -Plan 2 | \$ 807,500 |
| Tapestry | 1 | \$1,390,000 -Plan 1 | \$1,390,000 -Plan 1 | \$1,390,000 |

There were **18 closed sales** reported in the Multiple Listing for the month of **April** 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 | 1 | \$ 545,000 -Plan 1A | \$ 545,000 -Plan 1A | \$ 545,000 |
| Casalon | 1 | \$ 730,000 -Plan 7 | \$ 730,000 -Plan 7 | \$ 730,000 |
| Ivy Wreath | 1 | \$ 709,900 -Plan 2 | \$ 709,900 -Plan 2 | \$ 709,900 |
| Jasmine | 6 | \$ 454,900 -Plan 1 | \$ 674,900 -Plan 5 | \$ 555,000 |
| Linden | 2 | \$ 924,000 -Plan 2 | \$1,025,000 -Plan 3 | \$ 974,500 |
| Olivos | 2 | \$1,399,000 -Plan 2 | \$1,480,000 -Plan 3 | \$1,439,500 |
| Sage | 4 | \$ 599,800 -Plan 1 | \$ 680,000 -Plan 3 | \$ 643,700 |
| Sienna | 1 | \$1,859,000 -Plan 3 | \$1,859,000 -Plan 3 | \$1,859,000 |
| Tapestry | 1 | \$1,529,000 -Plan 2 | \$1,529,000 -Plan 2 | \$1,529,000 |

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

Active Listings: NOTE: It is taking an average of **45 days** to currently sell a property in Irvine.
(As of May 1st, current MLS inventory is 759 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 | 4 | \$ 560,000 -Plan 1 | \$ 848,000 -Plan 4 | \$ 671,725 |
| Casalon | 10 | \$ 714,500 -Plan 1 | \$ 799,000 -Plan 7 | \$ 755,090 |
| Chantilly | 1 | \$1,599,000 -Plan 2 | \$1,599,000 -Plan 2 | \$1,599,000 |
| Ivy Wreath | 5 | \$ 724,000 -Plan 2 | \$1,000,000 -Plan 4 | \$ 861,400 |
| Jasmine | 6 | \$ 579,900 -Plan 4 | \$ 700,000 -Plan 5 | \$ 630,200 |
| Laurel | 3 | \$ 939,800 -Plan 2 | \$ 959,000 -Plan 2 | \$ 949,300 |
| Linden | 2 | \$ 925,000 -Plan 1 | \$ 999,800 -Plan 4 | \$ 962,400 |
| Olivos | 3 | \$1,400,000 -Plan 2 | \$1,589,000 -Plan 2 | \$1,485,700 |
| Sage | 5 | \$ 632,000 -Plan 1 | \$ 775,000 -Plan 4 | \$ 712,180 |
| Sandalwood | 3 | \$ 825,000 -Plan 2 | \$ 945,950 -Plan 4 | \$ 890,250 |
| Sienna | 3 | \$1,900,000 -Plan 4 | \$2,250,000 -Plan 1X | \$2,049,900 |
| Solstice | 1 | \$ 869,900 -Plan 2 | \$ 869,900 -Plan 2 | \$ 869,900 |

There are currently **46 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.

