

TODD MURADIAN THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked #1 in closed sales, City of Irvine, years 2001 through 2006--YTD”

“Ranked #1 in closed sales, Quail Hill, years 2003 through 2006--YTD”

(949) 250-0015

QUAIL HILL MARKET UPDATE ~ AUGUST 2006

August Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	2	\$ 690,000 -Plan D1	\$ 730,000 -Plan D2	\$ 710,000
Ivy Wreath	3	\$ 682,000 -Plan 2	\$ 714,000 -Plan 2	\$ 702,000
Jasmine	1	\$ 560,000 -Plan 3	\$ 560,000 -Plan 3	\$ 560,000
Sage	4	\$ 676,000 -Plan 3	\$ 725,000 -Plan 4	\$ 704,000
Vicara	1	\$2,026,200 -Plan 3	\$2,026,200 -Plan 3	\$2,026,200

There were **11 closed sales** reported in the Multiple Listing for the month of **August** 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	\$ 715,000 -Plan 2B	\$ 715,000 -Plan 2B	\$ 715,000
Casalon	1	\$ 698,888 -Plan 1	\$ 698,888 -Plan 1	\$ 698,888
Chantilly	1	\$1,495,000 -Plan 2	\$1,495,000 -Plan 2	\$1,495,000
Linden	1	\$ 998,000 -Plan 3	\$ 998,000 -Plan 3	\$ 998,000
Sage	2	\$ 635,000 -Plan 2	\$ 645,000 -Plan 2	\$ 640,000

There are currently **6 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of 62 days to currently sell a property in Irvine.

(As of September 1st, current MLS inventory is 1,160 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	10	\$ 555,000 -Plan 1A	\$ 799,999 -Plan 4B	\$ 645,300
Casalon	11	\$ 648,800 -Plan C3	\$ 849,000 -Plan D1	\$ 789,245
Ivy Wreath	6	\$ 759,000 -Plan 2	\$ 998,000 -Plan 5	\$ 829,800
Jasmine	15	\$ 519,900 -Plan 4	\$ 694,000 -Plan 5	\$ 603,360
Laurel	6	\$ 899,000 -Plan 2	\$ 965,000 -Plan 1	\$ 932,950
Linden	2	\$ 899,900 -Plan 1	\$ 919,000 -Plan 1	\$ 909,450
Olivos	6	\$1,300,000 -Plan 2	\$1,599,000 -Plan 2	\$1,701,200
Sage	11	\$ 599,990 -Plan 1	\$ 749,999 -Plan 4	\$ 660,900
Sandalwood	2	\$ 925,000 -Plan 1	\$ 929,900 -Plan 2	\$ 927,450
Sienna	5	\$1,629,000 -Plan 1	\$2,250,000 -Plan 3	\$1,915,760
Solstice	3	\$ 850,000 -Plan 2	\$ 988,888 -Plan 3	\$ 929,300
Tapestry	3	\$1,295,000 -Plan 1	\$1,750,000 -Plan 3	\$1,515,000
Vicara	3	\$2,100,000 -Plan 2	\$2,500,000 -Plan 4	\$2,333,300

There are currently **83 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.

