

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 ~ DECEMBER 2006

December Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ivy Wreath	1	\$ 763,000 -Plan 3	\$ 763,000 -Plan 3	\$ 763,000
Jasmine	2	\$ 525,000 -Plan 4	\$ 580,000 -Plan 7	\$ 552,500
Laurel	3	\$ 851,250 -Plan 2	\$ 870,000 -Plan 2	\$ 855,400
Linden	1	\$ 830,000 -Plan 1	\$ 830,000 -Plan 1	\$ 830,000
Sage	2	\$ 552,500 -Plan 1	\$ 685,000 -Plan 4	\$ 618,750
Sienna	1	\$1,980,000 -Plan 3	\$1,980,000 -Plan 3	\$1,980,000
Vicara	2	\$1,850,000 -Plan 3	\$2,225,000 -Plan 4	\$2,037,500

There were **12 closed sales** reported in the Multiple Listing for the month of **December** in Quail Hill.

In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Casalon	2	\$ 699,000 -Plan D1	\$ 799,000 -Plan D1	\$ 749,000
Chantilly	1	\$2,198,000 -Plan 2	\$2,198,000 -Plan 2	\$2,198,000
Jasmine	1	\$ 619,000 -Plan 5	\$ 619,000 -Plan 5	\$ 619,000
Sandalwood	1	\$1,025,000 -Plan 4	\$1,025,000 -Plan 4	\$1,025,000
Tapestry	1	\$1,500,000 -Plan 3	\$1,500,000 -Plan 3	\$1,500,000
Vicara	1	\$1,954,348 -Plan 2	\$1,954,348 -Plan 2	\$1,954,348

There are currently **7 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **91 days** to currently sell a property in Irvine.
(As of January 1st, current MLS inventory is 772 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	9	\$ 599,000 -Plan 1A	\$ 798,888 -Plan 4B	\$ 679,000
Casalon	9	\$ 675,000 -Plan C3	\$ 709,000 -Plan C1	\$ 695,300
Chantilly	1	\$1,499,900 -Plan 2	\$1,499,900 -Plan 2	\$1,499,900
Ivy Wreath	4	\$ 699,900 -Plan 2	\$ 928,000 -Plan 5	\$ 805,700
Jasmine	5	\$ 519,900 -Plan 4	\$ 624,900 -Plan 6	\$ 584,700
Laurel	3	\$ 899,900 -Plan 2	\$ 939,000 -Plan 3	\$ 922,900
Linden	2	\$ 919,900 -Plan 2	\$1,199,000 -Plan 3	\$1,059,450
Olivos	2	\$1,250,000 -Plan 2	\$1,399,000 -Plan 3	\$1,324,500
Sage	3	\$ 600,000 -Plan 1	\$ 639,900 -Plan 2	\$ 616,600
Sandalwood	3	\$ 819,000 -Plan 1	\$ 925,000 -Plan 2	\$ 856,300
Sienna	6	\$1,749,000 -Plan 2	\$1,999,999 -Plan 4	\$1,910,500
Tapestry	1	\$1,550,000 -Plan 2	\$1,550,000 -Plan 2	\$1,555,000
Vicara	5	\$2,049,000 -Plan 2	\$2,950,000 -Plan 3	\$2,404,654

There are currently **53 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.

