

# TODD MURADIAN

## THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked #1 in closed sales, City of Irvine, years 2001 through 2007”**

**“Ranked #1 in closed sales, Quail Hill, years 2003 through 2007”**

**(949) 250-0015**

**[www.QUAILHILLHOMES.com](http://www.QUAILHILLHOMES.com)**

## QUAIL HILL MARKET UPDATE ~ DECEMBER 2007

### DECEMBER Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	1	\$ 537,000 -Plan C	\$ 537,000 -Plan C	\$ 537,000
Chantilly	1	\$1,312,500 -Plan 2	\$1,312,500 -Plan 2	\$1,312,500
Ivy Wreath	2	\$ 587,000 -Plan 2	\$ 590,000 -Plan 2	\$ 588,500
Jasmine	1	\$ 450,000 -Plan 2	\$ 450,000 -Plan 2	\$ 450,000
Linden	1	\$ 810,000 -Plan 2	\$ 810,000 -Plan 2	\$ 810,000
Olivos	1	\$ 980,000 -Plan 3	\$ 980,000 -Plan 3	\$ 980,000
Sage	1	\$ 625,000 -Plan 2	\$ 625,000 -Plan 2	\$ 625,000
Sienna	1	\$1,600,000 -Plan 4	\$1,600,000 -Plan 4	\$1,600,000
Vicara	1	\$1,970,000 -Plan 4	\$1,970,000 -Plan 4	\$1,970,000

There were **10 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	\$ 539,990 -Plan C	\$ 540,900 -Plan C	\$ 540,400
Jasmine	1	\$ 500,000 -Plan 2	\$ 500,000 -Plan 2	\$ 500,000
Solstice	1	\$ 785,000 -Plan 3	\$ 785,000 -Plan 3	\$ 785,000
Tapestry	1	\$1,299,800 -Plan 3	\$1,299,800 -Plan 3	\$1,299,800
Vicara	2	\$1,749,900 -Plan 2	\$1,950,000 -Plan 3	\$1,850,000

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

### Active Listings: NOTE: It is taking an average of **81 days** to currently sell a property in Irvine.

(As of January 1st, current MLS inventory is 835 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	7	\$ 459,000 -Plan 1	\$ 700,000 -Plan 3	\$ 558,000
Casalon	5	\$ 558,000 -Plan F	\$ 730,000 -Plan D2	\$ 640,000
Chantilly	2	\$1,668,899 -Plan 2	\$1,795,000 -Plan 3	\$1,732,000
Ivy Wreath	8	\$ 689,000 -Plan 2	\$ 975,000 -Plan 1X	\$ 763,000
Jasmine	4	\$ 515,000 -Plan 3	\$ 650,000 -Plan 5	\$ 572,000
Laurel	4	\$ 789,000 -Plan 3	\$ 943,900 -Plan 3	\$ 873,000
Linden	7	\$ 769,000 -Plan 1	\$1,090,000 -Plan 3	\$ 900,700
Sage	3	\$ 575,000 -Plan 1	\$ 674,900 -Plan 4	\$ 610,000
Sienna	3	\$1,649,000 -Plan 3	\$1,725,000 -Plan 3	\$1,684,000
Solstice	4	\$ 670,000 -Plan 1	\$ 899,887 -Plan 3	\$ 791,000
Tapestry	2	\$1,324,998 -Plan 3	\$1,399,999 -Plan 2	\$1,362,500
Vicara	7	\$1,695,000 -Plan 1	\$2,399,900 -Plan 4	\$ 2,059,000

There are currently **56 properties available for sale** in Quail Hill.