

TODD MURADIAN THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

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

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

(949) 250-0015

QUAIL HILL MARKET UPDATE ~ FEBRUARY 2007

February Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	3	\$ 675,000 -Plan B2	\$ 685,000 -Plan D2	\$ 680,000
Jasmine	1	\$ 694,000 -Plan 5	\$ 694,000 -Plan 5	\$ 694,000
Sage	2	\$ 570,000 -Plan 1	\$ 631,000 -Plan 3	\$ 600,500

There were **6 closed sales** reported in the Multiple Listing for the month of **February** 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	3	\$ 564,800 -Plan 2	\$ 734,900 -Plan 4	\$ 655,900
Casalon	1	\$ 678,900 -Plan C1	\$ 678,900 -Plan C1	\$ 678,900
Chantilly	1	\$2,198,000 -Plan 2	\$2,198,000 -Plan 2	\$2,198,000
Jasmine	2	\$ 625,000 -Plan 5	\$ 657,700 -Plan 5	\$ 641,350
Laurel	1	\$ 919,000 -Plan 3	\$ 919,000 -Plan 3	\$ 919,000
Linden	1	\$ 879,900 -Plan 1	\$ 879,900 -Plan 1	\$ 879,900
Sage	2	\$ 610,000 -Plan 2	\$ 610,000 -Plan 2	\$ 610,000
Sandalwood	2	\$ 825,000 -Plan 2	\$ 925,000 -Plan 2	\$ 875,000
Sienna	1	\$1,799,800 -Plan 3	\$1,799,800 -Plan 3	\$1,799,800
Vicara	1	\$2,049,000 -Plan 2	\$2,049,000 -Plan 2	\$2,049,000

There are currently **15 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **71 days** to currently sell a property in Irvine.

(As of March 1st, current MLS inventory is **842 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	6	\$ 589,000 -Plan 1B	\$ 759,000 -Plan 4B	\$ 649,000
Casalon	5	\$ 659,900 -Plan C1	\$ 700,000 -Plan C3	\$ 680,000
Chantilly	1	\$1,499,900 -Plan 2	\$1,499,900 -Plan 2	\$1,499,900
Ivy Wreath	6	\$ 735,000 -Plan 2	\$ 850,000 -Plan 1	\$ 795,800
Jasmine	6	\$ 519,900 -Plan 4	\$ 599,000 -Plan 7	\$ 577,300
Linden	5	\$ 919,900 -Plan 2	\$1,090,000 -Plan 4	\$ 980,900
Olivos	6	\$1,249,000 -Plan 2	\$1,369,000 -Plan 1	\$1,294,300
Sage	5	\$ 610,000 -Plan 2	\$ 689,900 -Plan 3	\$ 630,900
Sandalwood	1	\$ 849,900 -Plan 1	\$ 849,900 -Plan 1	\$ 849,900
Sienna	8	\$1,549,000 -Plan 1	\$1,965,000 -Plan 3	\$1,806,000
Solstice	1	\$ 905,000 -Plan 3	\$ 905,000 -Plan 3	\$ 905,000
Tapestry	2	\$1,550,000 -Plan 2	\$1,769,000 -Plan 3	\$1,165,500
Vicara	9	\$2,088,128 -Plan 1	\$2,900,000 -Plan 4	\$2,443,400

There are currently **61 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.

