

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

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QUAIL HILL MARKET UPDATE ~ FEBRUARY 2008

FEBRUARY Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 525,000 -Plan C	\$ 525,000 -Plan C	\$ 525,000
Linden	1	\$ 780,000 -Plan 2	\$ 780,000 -Plan 2	\$ 780,000
Vicara	1	\$1,700,000 -Plan 3	\$1,700,000 -Plan 3	\$1,700,000

There were **3 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	1	\$ 585,000 -Plan 4	\$ 585,000 -Plan 4	\$ 585,000
Ivy Wreath	1	\$ 759,000 -Plan 5	\$ 759,000 -Plan 5	\$ 759,000
Jasmine	1	\$ 469,900 -Plan 3	\$ 469,900 -Plan 3	\$ 469,900
Linden	2	\$ 749,000 -Plan 1	\$ 900,000 -Plan 3	\$ 824,500
Tapestry	1	\$ 1,245,000 -Plan 3	\$1,245,000 -Plan 3	\$1,245,000
Vicara	2	\$1,695,000 -Plan 1	\$1,799,000 -Plan 3	\$1,747,000

There are currently **8 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **83 days** to currently sell a property in Irvine.
(As of March 1st, current MLS inventory is 881 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	8	\$ 429,000 -Plan 1	\$ 659,000 -Plan 3	\$ 527,000
Casalon	5	\$ 515,000 -Plan F	\$ 699,000 -Plan D2	\$ 607,600
Chantilly	2	\$1,668,899 -Plan 2	\$1,690,000 -Plan 3	\$1,680,000
Ivy Wreath	6	\$ 679,000 -Plan 4	\$ 788,000 -Plan 1X	\$ 725,800
Jasmine	3	\$ 490,000 -Plan 2	\$ 600,000 -Plan 5	\$ 546,000
Laurel	2	\$ 799,000 -Plan 3	\$ 859,000 -Plan 3	\$ 829,000
Linden	2	\$ 765,000 -Plan 1	\$ 949,999 -Plan 4	\$ 857,500
Sage	5	\$ 559,000 -Plan 1	\$ 715,000 -Plan 4	\$ 629,300
Sandalwood	1	\$ 769,000 -Plan 1	\$ 769,000 -Plan 1	\$ 769,000
Sienna	3	\$1,575,000 -Plan 3	\$1,679,000 -Plan 1	\$1,626,300
Solstice	6	\$ 630,000 -Plan 1	\$ 869,999 -Plan 3	\$ 741,000
Tapestry	1	\$1,199,999 -Plan 3	\$1,199,999 -Plan 3	\$1,199,999
Vicara	8	\$1,850,000 -Plan 3	\$2,580,000 -Plan 4	\$ 2,194,000

There are currently **52 properties available for sale** in Quail Hill.