

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 ~ JANUARY 2007

January Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ivy Wreath	1	\$ 699,900 -Plan 2	\$ 699,900 -Plan 2	\$ 699,900
Jasmine	1	\$ 614,000 -Plan 5	\$ 614,000 -Plan 5	\$ 614,000
Sage	1	\$ 580,000 -Plan 2	\$ 580,000 -Plan 2	\$ 580,000
Sandalwood	1	\$ 964,500 -Plan 4	\$ 964,500 -Plan 4	\$ 964,500

There were **4 closed sales** reported in the Multiple Listing for the month of **January** 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	\$ 668,000 -Plan 3	\$ 668,000 -Plan 3	\$ 668,000
Casalon	3	\$ 699,000 -Plan D1	\$ 709,000 -Plan C3	\$ 702,700
Chantilly	1	\$2,198,000 -Plan 2	\$2,198,000 -Plan 2	\$2,198,000
Sandalwood	1	\$ 925,000 -Plan 2	\$ 925,000 -Plan 2	\$ 925,000
Sage	2	\$ 590,000 -Plan 1	\$ 649,900 -Plan 3	\$ 619,950
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 **10 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **84 days** to currently sell a property in Irvine.

(As of February 1st, current MLS inventory is 783 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	\$ 575,000 -Plan 2A	\$ 759,000 -Plan 4B	\$ 652,500
Casalon	7	\$ 675,000 -Plan C3	\$ 708,888 -Plan C1	\$ 689,000
Chantilly	1	\$1,499,900 -Plan 2	\$1,499,900 -Plan 2	\$1,499,900
Ivy Wreath	5	\$ 735,000 -Plan 2	\$ 928,000 -Plan 5	\$ 811,600
Jasmine	7	\$ 519,900 -Plan 4	\$ 657,700 -Plan 5	\$ 608,000
Laurel	2	\$ 929,900 -Plan 2	\$ 939,000 -Plan 3	\$ 934,500
Linden	5	\$ 879,900 -Plan 1	\$1,199,000 -Plan 3	\$1,003,300
Olivos	3	\$1,250,000 -Plan 2	\$1,399,000 -Plan 3	\$1,332,700
Sage	3	\$ 610,000 -Plan 2	\$ 639,900 -Plan 2	\$ 622,900
Sandalwood	2	\$ 799,999 -Plan 1	\$ 825,000 -Plan 2	\$ 812,500
Sienna	9	\$1,599,900 -Plan 1	\$1,999,999 -Plan 4	\$1,829,400
Tapestry	2	\$1,550,000 -Plan 2	\$1,769,000 -Plan 3	\$1,165,500
Vicara	7	\$2,049,000 -Plan 2	\$2,950,000 -Plan 3	\$2,460,400

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.

