

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 ~ JULY 2006

July Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 555,000 -Plan 1	\$ 555,000 -Plan 1	\$ 555,000
Casalon	1	\$ 697,000 -Plan D2	\$ 697,000 -Plan D2	\$ 697,000
Jasmine	1	\$ 580,000 -Plan 3	\$ 580,000 -Plan 3	\$ 580,000
Laurel	2	\$ 920,000 -Plan 2	\$ 944,000 -Plan 2	\$ 932,000
Sage	1	\$ 675,000 -Plan 3	\$ 675,000 -Plan 3	\$ 675,000
Sienna	1	\$1,885,000 -Plan 4	\$1,855,000 -Plan 4	\$1,855,000

There were **7 closed sales** reported in the Multiple Listing for the month of **July** 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	\$ 715,000 -Plan D2	\$ 775,000 -Plan X	\$ 745,000
Ivy Wreath	3	\$ 705,000 -Plan 2	\$ 749,900 -Plan 2	\$ 724,900
Jasmine	1	\$ 579,900 -Plan 3	\$ 579,900 -Plan 3	\$ 579,900
Sage	4	\$ 689,900 -Plan 3	\$ 739,900 -Plan 4	\$ 715,700

There are currently **10 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **57 days** to currently sell a property in Irvine.

(As of August 1st, current MLS inventory is 1104 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	13	\$ 555,000 -Plan 1A	\$ 828,000 -Plan 4B	\$ 642,900
Casalon	12	\$ 658,000 -Plan 7	\$ 849,000 -Plan 9	\$ 726,600
Chantilly	1	\$1,495,000 -Plan 2	\$1,495,000 -Plan 2	\$1,495,000
Ivy Wreath	6	\$ 789,000 -Plan 2	\$ 998,000 -Plan 5	\$ 867,500
Jasmine	9	\$ 575,000 -Plan 4	\$ 663,900 -Plan 5	\$ 606,000
Laurel	4	\$ 935,000 -Plan 1	\$ 965,000 -Plan 1	\$ 949,500
Linden	1	\$ 899,900 -Plan 1	\$ 899,900 -Plan 1	\$ 899,900
Olivos	5	\$1,350,000 -Plan 2	\$1,599,000 -Plan 2	\$1,463,200
Sage	8	\$ 619,000 -Plan 1	\$ 759,999 -Plan 4	\$ 677,700
Sandalwood	1	\$ 995,000 -Plan 2	\$ 995,000 -Plan 2	\$ 995,000
Sienna	5	\$1,749,900 -Plan 1	\$2,290,000 -Plan 3	\$1,987,980
Solstice	3	\$ 925,000 -Plan 1	\$ 999,000 -Plan 3	\$ 957,600
Tapestry	2	\$1,350,000 -Plan 1	\$1,750,000 -Plan 3	\$1,550,000
Vicara	5	\$1,851,389 -Plan 1	\$2,100,000 -Plan 2	\$1,954,850

There are currently **75 properties available for sale** in Quail Hill.