

# 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**

## QUAIL HILL MARKET UPDATE ~ JULY 2007

### JULY Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Jasmine	2	\$ 555,000 -Plan 7	\$ 565,000 -Plan 6	\$ 560,000
Laurel	1	\$ 910,000 -Plan 3	\$ 910,000 -Plan 3	\$ 910,000
Sage	3	\$ 575,000 -Plan 2	\$ 700,008 -Plan 4	\$ 656,700
Sandalwood	1	\$ 800,000 -Plan 1	\$ 800,000 -Plan 1	\$ 800,000
Sienna	2	\$1,430,000 -Plan 1	\$1,435,000 -Plan 1	\$1,432,500

There were **9 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>
Jasmine	1	\$ 639,000 -Plan 5	\$ 639,000 -Plan 5	\$ 639,000
Vicara	1	\$2,217,034 -Plan 2 (Former Model Home)	\$2,217,034 -Plan 2 (Former Model Home)	\$2,217,034

There are currently **2 properties in escrow** reported in the Multiple Listing in Quail Hill.

**Active Listings:** NOTE: It is taking an average of **68 days** to currently sell a property in Irvine.  
(As of July 1st, current MLS inventory is 1,198 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	9	\$ 565,000 -Plan 1	\$ 789,900 -Plan 4	\$ 650,500
Casalon	8	\$ 629,000 -Plan C	\$ 699,000 -Plan C	\$ 648,000
Chantilly	2	\$1,460,000 -Plan 2	\$1,998,000 -Plan 3	\$1,729,000
Ivy Wreath	12	\$ 659,000 -Plan 2	\$ 885,000 -Plan 4	\$ 763,800
Jasmine	6	\$ 428,900 -Plan 1	\$ 614,900 -Plan 5	\$ 541,700
Laurel	3	\$ 899,000 -Plan 2	\$ 965,000 -Plan 3	\$ 928,000
Linden	8	\$ 819,900 -Plan 1	\$1,050,000 -Plan 3	\$ 930,650
Olivos	2	\$1,249,000 -Plan 2	\$1,279,900 -Plan 3	\$1,264,450
Sage	7	\$ 569,000 -Plan 2	\$ 739,500 -Plan 4	\$ 650,000
Sienna	6	\$1,759,000 -Plan 1	\$2,250,000 -Plan 4	\$1,896,000
Solstice	4	\$ 868,000 -Plan 3	\$ 964,900 -Plan 2	\$ 910,725
Tapestry	7	\$1,388,888 -Plan 3	\$1,850,000 -Plan 3	\$1,530,000
Vicara	11	\$1,799,000 -Plan 2	\$3,300,000 -Plan 4	\$2,341,000

There are currently **85 properties available for sale** in Quail Hill.