

# 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 ~ JUNE 2007

### June Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ivy Wreath	1	\$ 890,000 -Plan 5	\$ 890,000 -Plan 5	\$ 890,000
Jasmine	5	\$ 524,000 -Plan 4	\$ 556,000 -Plan 3	\$ 527,000
Sage	2	\$ 715,000 -Plan 4	\$ 729,000 -Plan 3	\$ 722,000
Olivos	3	\$1,085,000 -Plan 2	\$1,245,000 -Plan 1	\$1,177,000

There were **11 closed sales** reported in the Multiple Listing for the month of **June** 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	3	\$ 569,500 -Plan 7	\$ 599,000 -Plan 7	\$ 584,500
Laurel	1	\$ 950,000 -Plan 3	\$ 950,000 -Plan 4	\$ 950,000
Sage	2	\$ 589,000 -Plan 2	\$ 729,000 -Plan 4	\$ 659,000
Sandalwood	1	\$ 849,000 -Plan 1	\$ 849,000 -Plan 1	\$ 849,000
Sienna	2	\$1,499,000 -Plan 1	\$1,499,900 -Plan 4	\$1,499,500

There are currently **9 properties in escrow** reported in the Multiple Listing in Quail Hill.

**Active Listings:** NOTE: It is taking an average of **74 days** to currently sell a property in Irvine.

(As of July 1st, current MLS inventory is 1,193 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	\$ 565,000 -Plan 1	\$ 789,999 -Plan 4	\$ 658,750
Casalon	4	\$ 649,800 -Plan F	\$ 699,000 -Plan C	\$ 667,000
Chantilly	2	\$1,399,900 -Plan 2	\$1,998,000 -Plan 3	\$1,698,950
Ivy Wreath	14	\$ 659,000 -Plan 2	\$ 869,000 -Plan 5	\$ 768,500
Jasmine	6	\$ 428,900 -Plan 1	\$ 639,000 -Plan 5	\$ 557,117
Laurel	5	\$ 899,000 -Plan 1	\$ 995,000 -Plan 4	\$ 943,000
Linden	7	\$ 849,900 -Plan 1	\$1,150,000 -Plan 3	\$ 972,133
Olivos	2	\$1,249,000 -Plan 2	\$1,279,900 -Plan 3	\$1,264,450
Sage	8	\$ 579,000 -Plan 2	\$ 739,500 -Plan 4	\$ 646,638
Sienna	6	\$1,759,000 -Plan 1	\$2,250,000 -Plan 4	\$1,896,000
Solstice	4	\$ 909,900 -Plan 3	\$ 964,900 -Plan 2	\$ 929,700
Tapestry	6	\$1,388,888 -Plan 3	\$1,589,000 -Plan 3	\$1,492,315
Vicara	12	\$1,825,000 -Plan 2	\$3,300,000 -Plan 4	\$2,340,336

There are currently **84 properties available for sale** in Quail Hill.