

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked # 1 in closed sales, City of Irvine, years 2001 through 2005”

“Ranked # 1 in closed sales, Quail Hill, years 2003, 2004, and 2005”

(949) 250-0015

[www.QUAILHILLHOMES.COM](http://www.QuailHillHomes.com)

QUAIL HILL MARKET UPDATE ~ JANUARY 2006

January Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 649,000 -Plan 3B	\$ 649,000 -Plan 3B	\$ 649,000
Chantilly	1	\$1,525,000 -Plan 3	\$1,525,000 -Plan 3	\$1,525,000
Jasmine	1	\$ 647,000 -Plan 5	\$ 647,000 -Plan 5	\$ 647,000
Linden	2	\$ 968,500 -Plan 3	\$1,042,500 -Plan 4	\$1,005,500

There were **5 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	\$ 502,990 -Plan 1A	\$ 502,990 -Plan 1A	\$ 502,990
Ivy Wreath	3	\$ 729,980 -Plan 2	\$ 825,000 -Plan 3	\$ 764,660
Jasmine	1	\$ 559,900 -Plan 2A	\$ 559,900 -Plan 2A	\$ 559,900
Laurel	1	\$ 975,000 -Plan 3	\$ 975,000 -Plan 3	\$ 975,000
Linden	1	\$ 848,000 -Plan 1	\$ 848,000 -Plan 1	\$ 848,000
Olivos	1	\$1,459,000 -Plan 2	\$1,459,000 -Plan 2	\$1,459,000
Sage	2	\$ 625,000 -Plan 2	\$ 675,000 -Plan 3	\$ 650,000

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

Active Listings: NOTE: It is taking an average of **46 days** to currently sell a property in Irvine.

(As of January 1st, current MLS inventory is **418 homes** in the city of Irvine.)

<u>Community</u>	<u># Active</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Casalon	8	\$ 679,900 -Plan C1	\$ 799,000 -Plan D2	\$ 734,380
Ivy Wreath	1	\$ 699,900 -Plan 2	\$ 699,900 -Plan 3	\$ 699,900
Jasmine	3	\$ 575,000 -Plan 3	\$ 650,000 -Plan 3	\$ 604,600
Laurel	1	\$ 995,000 -Plan 3	\$ 995,000 -Plan 3	\$ 995,000
Linden	2	\$ 930,000 -Plan 2	\$ 949,900 -Plan 1	\$ 939,950
Sage	7	\$ 588,000 -Plan 1	\$ 759,800 -Plan 4	\$ 679,960
Sienna	4	\$1,599,000 -Plan 1	\$1,900,000 -Plan 4	\$1,712,200
Solstice	2	\$ 880,000 -Plan 2	\$ 888,000 -Plan 2	\$ 884,000
Tapstry	1	\$1,399,000 -Plan 2	\$1,399,000 -Plan 2	\$1,399,000

There are currently **29 properties available for sale** in Quail Hill.