

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 through 2005”

(949) 250-0015

www.QUAILHILLHOMES.com

QUAIL HILL MARKET UPDATE ~ MARCH 2006

March Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	2	\$ 660,000 -Plan 7	\$ 690,000 -Plan 5	\$ 675,000
Ivy Wreath	1	\$ 825,000 -Plan 3	\$ 825,000 -Plan 3	\$ 825,000
Jasmine	1	\$ 576,000 -Plan 3	\$ 576,000 -Plan 3	\$ 576,000
Laurel	1	\$ 964,000 -Plan 3	\$ 964,000 -Plan 3	\$ 964,000
Olivos	1	\$1,380,000 -Plan 2	\$1,380,000 -Plan 2	\$1,380,000
Sage	3	\$ 590,000 -Plan 1	\$ 663,000 -Plan 3	\$ 634,300
Sienna	1	\$1,700,000 -Plan 3	\$1,700,000 -Plan 3	\$1,700,000

There were **10 closed sales** reported in the Multiple Listing for the month of **March** 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	2	\$ 575,000 -Plan 1A	\$ 647,000 -Plan 1B	\$ 611,000
Casalon	1	\$ 664,900 -Plan 7	\$ 664,900 -Plan 7	\$ 664,900
Ivy Wreath	1	\$ 699,900 -Plan 2	\$ 699,900 -Plan 2	\$ 699,900
Jasmine	3	\$ 585,000 -Plan 2	\$ 674,900 -Plan 5	\$ 619,900
Laurel	1	\$ 979,900 -Plan 3	\$ 979,900 -Plan 3	\$ 979,900
Sage	5	\$ 599,800 -Plan 1	\$ 749,900 -Plan 4	\$ 669,920
Sienna	2	\$1,549,500 -Plan 1	\$1,725,000 -Plan 2	\$1,637,250
Solstice	3	\$ 824,876 -Plan 1	\$ 859,800 -Plan 2	\$ 836,600
Tapestry	1	\$1,420,000 -Plan 1	\$1,420,000 -Plan 1	\$1,420,000

There are currently **19 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **41 days** to currently sell a property in Irvine.
(As of April 1st, current MLS inventory is 650 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	3	\$ 560,000 -Plan 1	\$ 848,000 -Plan 4	\$ 661,000
Casalon	10	\$ 660,000 -Plan 7	\$ 799,000 -Plan 8	\$ 757,840
Chantilly	1	\$1,689,000 -Plan 2	\$1,689,000 -Plan 2	\$1,689,000
Ivy Wreath	8	\$ 709,900 -Plan 2	\$1,000,000 -Plan 4	\$ 848,000
Jasmine	3	\$ 459,000 -Plan 1	\$ 594,900 -Plan 4	\$ 543,300
Laurel	1	\$ 975,000 -Plan 3	\$ 975,000 -Plan 3	\$ 975,000
Linden	5	\$ 924,000 -Plan 2	\$1,050,000 -Plan 4	\$ 974,780
Olivos	4	\$1,399,000 -Plan 2	\$1,589,000 -Plan 2	\$1,467,000
Sage	5	\$ 625,000 -Plan 1	\$ 850,000 -Plan 4	\$ 702,200
Sandalwood	2	\$ 825,000 -Plan 2	\$ 984,950 -Plan 4	\$ 904,975
Sienna	4	\$1,550,000 -Plan 1	\$1,900,000 -Plan 4	\$1,764,500
Solstice	1	\$ 888,000 -Plan 2	\$ 888,000 -Plan 2	\$ 888,000
Tapestry	1	\$1,559,000 -Plan 2	\$1,559,000 -Plan 2	\$1,559,000

There are currently **48 properties available for sale** in Quail Hill.