

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”

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QUAIL HILL MARKET UPDATE ~ MARCH 2008

MARCH Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ivy Wreath	1	\$ 730,000 -Plan 5	\$ 730,000 -Plan 5	\$ 730,000
Linden	2	\$ 737,000 -Plan 1	\$ 859,000 -Plan 3	\$ 798,000
Tapestry	1	\$1,105,000 -Plan 3	\$1,105,000 -Plan 3	\$1,105,000
Vicara	1	\$1,610,000 -Plan 1	\$1,610,000 -Plan 1	\$1,610,000

There were **5 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	4	\$ 429,000 -Plan 1	\$ 525,876 -Plan 2	\$ 499,900
Casalon	1	\$ 575,900 -Plan D	\$ 575,900 -Plan D	\$ 575,900
Jasmine	1	\$ 469,900 -Plan 3	\$ 469,900 -Plan 3	\$ 469,900
Linden	1	\$ 949,900 -Plan 4	\$ 949,900 -Plan 4	\$ 949,900
Sage	1	\$ 559,000 -Plan 1	\$ 559,000 -Plan 1	\$ 559,000
Sandalwood	2	\$ 679,000 -Plan 2	\$ 799,800 -Plan 2	\$ 739,400
Solstice	3	\$ 600,000 -Plan 1	\$ 775,000 -Plan 3	\$ 687,600
Vicara	4	\$1,795,000 -Plan 3	\$1,899,000 -Plan 3	\$1,873,000

There are currently **17 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **71 days** to currently sell a property in Irvine.
(As of April 1st, current MLS inventory is **870 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	7	\$ 479,000 -Plan 1	\$ 699,000 -Plan 4	\$ 565,700
Casalon	3	\$ 515,000 -Plan F	\$ 699,000 -Plan D2	\$ 624,600
Chantilly	2	\$1,668,899 -Plan 2	\$1,690,000 -Plan 3	\$1,680,000
Ivy Wreath	8	\$ 619,000 -Plan 2	\$ 788,000 -Plan 1X	\$ 710,300
Jasmine	2	\$ 490,000 -Plan 2	\$ 549,000 -Plan 2	\$ 519,500
Laurel	2	\$ 799,000 -Plan 3	\$ 819,000 -Plan 3	\$ 809,000
Linden	3	\$ 749,000 -Plan 1	\$ 990,000 -Plan 3	\$ 896,300
Olivos	1	\$1,049,000 -Plan 3	\$1,049,000 -Plan 3	\$1,049,000
Sage	6	\$ 590,000 -Plan 1	\$ 680,000 -Plan 4	\$ 628,300
Sandalwood	2	\$ 769,000 -Plan 1	\$ 810,000 -Plan 2	\$ 789,500
Sienna	4	\$1,399,000 -Plan 3	\$1,530,000 -Plan 3	\$1,463,250
Solstice	4	\$ 649,900 -Plan 1	\$ 798,000 -Plan 2	\$ 721,500
Tapestry	2	\$1,199,999 -Plan 3	\$1,349,000 -Plan 3	\$1,274,500
Vicara	6	\$1,795,000 -Plan 3	\$2,498,000 -Plan 4	\$ 2,152,800

There are currently **52 properties available for sale** in Quail Hill.

This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

