

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

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QUAIL HILL MARKET UPDATE ~ MAY 2006

May Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 565,000 -Plan 1A	\$ 565,000 -Plan 1A	\$ 565,000
Casalon	1	\$ 699,000 -Plan 7	\$ 699,000 -Plan 7	\$ 699,000
Ivy Wreath	1	\$ 705,000 -Plan 2	\$ 705,000 -Plan 2	\$ 705,000
Jasmine	3	\$ 445,000 -Plan 1	\$ 580,000 -Plan 3	\$ 512,500
Linden	1	\$1,000,000 -Plan 3	\$1,000,000 -Plan 3	\$1,000,000
Olivos	1	\$1,343,000 -Plan 2	\$1,343,000 -Plan 2	\$1,343,000
Sage	2	\$ 580,000 -Plan 1	\$ 610,000 -Plan 1	\$ 595,000

There were 10 **closed sales** reported in the Multiple Listing for the month of **May** 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	\$ 659,000 -Plan 3B	\$ 659,000 -Plan 3B	\$ 659,000
Jasmine	2	\$ 454,900 -Plan 1	\$ 575,900 -Plan 2	\$ 515,400
Linden	2	\$ 924,000 -Plan 2	\$ 999,800 -Plan 4	\$ 961,900
Olivos	1	\$1,480,000 -Plan 3	\$1,480,000 -Plan 3	\$1,480,000
Sage	3	\$ 680,000 -Plan 3	\$ 749,900 -Plan 4	\$ 706,600
Sandalwood	1	\$ 800,000 -Plan 2	\$ 800,000 -Plan 2	\$ 800,000
Sienna	1	\$1,999,900 -Plan 4	\$1,999,900 -Plan 4	\$1,999,900
Tapestry	1	\$1,529,000 -Plan 2	\$1,529,000 -Plan 2	\$1,529,000

There are currently **12 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **50 days** to currently sell a property in Irvine.
(As of June 1st, current MLS inventory is 934 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	\$ 599,800 -Plan 1	\$ 848,000 -Plan 4	\$ 651,300
Casalon	13	\$ 697,000 -Plan 8	\$ 849,000 -Plan 9	\$ 747,500
Chantilly	1	\$1,495,000 -Plan 2	\$1,495,000 -Plan 2	\$1,495,000
Ivy Wreath	6	\$ 705,000 -Plan 2	\$ 998,000 -Plan 5	\$ 822,800
Jasmine	10	\$ 579,900 -Plan 3	\$ 675,000 -Plan 5	\$ 616,500
Laurel	5	\$ 939,800 -Plan 2	\$ 985,000 -Plan 1	\$ 960,360
Linden	1	\$1,075,000 -Plan 4	\$1,075,000 -Plan 4	\$1,075,000
Olivos	3	\$1,399,000 -Plan 3	\$1,589,000 -Plan 2	\$1,462,700
Sage	4	\$ 675,000 -Plan 3	\$ 739,900 -Plan 4	\$ 705,950
Sandalwood	2	\$ 835,000 -Plan 2	\$ 945,950 -Plan 4	\$ 890,475
Sienna	2	\$1,900,000 -Plan 4	\$2,250,000 -Plan 1X	\$2,049,900
Solstice	1	\$ 869,900 -Plan 2	\$ 869,900 -Plan 2	\$ 869,900
Tapestry	2	\$1,388,000 -Plan 1	\$1,494,000 -Plan 2	\$1,441,000

There are currently **59 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.

