

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 ~ MAY 2007

May Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	2	\$ 645,000 -Plan C3	\$ 685,000 -Plan D	\$ 665,000
Ivy Wreath	1	\$ 675,000 -Plan 2	\$ 675,000 -Plan 2	\$ 675,000
Linden	1	\$ 870,000 -Plan 2	\$ 870,000 -Plan 2	\$ 870,000
Jasmine	1	\$ 605,000 -Plan 5	\$ 605,000 -Plan 5	\$ 605,000
Sage	1	\$ 665,000 -Plan 3	\$ 665,000 -Plan 3	\$ 665,000
Sienna	1	\$1,615,000 -Plan 2	\$1,615,000 -Plan 2	\$1,615,000

There were **7 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>
Ivy Wreath	1	\$ 929,000 -Plan 5	\$ 929,000 -Plan 5	\$ 929,000
Jasmine	3	\$ 535,000 -Plan 3	\$ 569,900 -Plan 3	\$ 551,600
Linden	1	\$ 924,900 -Plan 2	\$ 924,900 -Plan 2	\$ 924,900
Olivos	3	\$1,175,000 -Plan 2	\$1,299,000 -Plan 1	\$1,256,333
Sage	2	\$ 724,900 -Plan 4	\$ 729,000 -Plan 4	\$ 726,950
Sandalwood	1	\$ 849,000 -Plan 1	\$ 849,000 -Plan 1	\$ 849,000

There are currently **11 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **63 days** to currently sell a property in Irvine.
(As of June 1st, current MLS inventory is 1,166 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	\$ 655,625
Casalon	5	\$ 659,900 -Plan B2	\$ 699,000 -Plan C2	\$ 669,398
Chantilly	1	\$1,399,900 -Plan 2	\$1,399,900 -Plan 2	\$1,399,900
Ivy Wreath	9	\$ 659,000 -Plan 2	\$ 839,000 -Plan 1	\$ 752,567
Jasmine	10	\$ 428,900 -Plan 1	\$ 615,000 -Plan 7	\$ 552,220
Laurel	5	\$ 924,900 -Plan 2	\$ 995,000 -Plan 3	\$ 995,005
Linden	6	\$ 869,500 -Plan 1	\$1,150,000 -Plan 3	\$ 996,250
Olivos	2	\$1,249,000 -Plan 2	\$1,279,900 -Plan 3	\$1,264,450
Sage	11	\$ 589,000 -Plan 2	\$ 729,000 -Plan 4	\$ 650,691
Sandalwood	1	\$ 949,900 -Plan 3	\$ 949,900 -Plan 3	\$ 949,000
Sienna	8	\$1,499,000 -Plan 1	\$2,350,000 -Plan 4	\$1,822,988
Solstice	5	\$ 855,000 -Plan 3	\$ 964,900 -Plan 2	\$ 916,480
Tapestry	5	\$1,449,000 -Plan 3	\$1,589,000 -Plan 3	\$1,529,200
Vicara	10	\$1,899,000 -Plan 2	\$3,300,000 -Plan 4	\$2,389,398

There are currently **86 properties available for sale** in Quail Hill.