

TODD MURADIAN THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked #1 in closed sales, City of Irvine, years 2001 through 2006--YTD”

“Ranked #1 in closed sales, Quail Hill, years 2003 through 2006--YTD”

(949) 250-0015

QUAIL HILL MARKET UPDATE ~ NOVEMBER 2006

November Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	2	\$ 550,000 -Plan 1B	\$ 617,500 -Plan 3A	\$ 583,750
Jasmine	1	\$ 540,000 -Plan 2	\$ 540,000 -Plan 2	\$ 540,000
Sage	1	\$ 682,000 -Plan 4	\$ 682,000 -Plan 4	\$ 682,000
Sandalwood	1	\$ 830,000 -Plan 2	\$ 830,000 -Plan 2	\$ 830,000
Solstice	1	\$ 800,000 -Plan 2	\$ 800,000 -Plan 2	\$ 800,000
Vicara	1	\$1,947,368 -Plan 4	\$1,947,368 -Plan 4	\$1,947,368

There were **7 closed sales** reported in the Multiple Listing for the month of **November** 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	\$ 579,800 -Plan 2A	\$ 579,800 -Plan 2A	\$ 579,800
Casalon	1	\$ 799,000 -Plan D1	\$ 799,000 -Plan D1	\$ 799,000
Jasmine	2	\$ 589,800 -Plan 7	\$ 685,500 -Plan 5	\$ 637,650
Ivy Wreath	1	\$ 798,000 -Plan 3	\$ 798,000 -Plan 3	\$ 798,000
Laurel	2	\$ 880,000 -Plan 2	\$ 899,000 -Plan 2	\$ 889,500
Sage	3	\$ 569,990 -Plan 1	\$ 719,900 -Plan 4	\$ 631,630
Sienna	1	\$2,100,000 -Plan 3	\$2,100,000 -Plan 3	\$2,100,000
Tapestry	1	\$1,500,000 -Plan 3	\$1,500,000 -Plan 3	\$1,500,000
Vicara	1	\$2,300,000 -Plan 4	\$2,300,000 -Plan 4	\$2,300,000

There are currently **13 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of 82 days to currently sell a property in Irvine.

(As of December 1st, current MLS inventory is 930 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	\$ 500,000 -Plan 1A	\$ 798,888 -Plan 4B	\$ 660,684
Casalon	10	\$ 660,000 -Plan C3	\$ 725,000 -Plan D1	\$ 691,890
Chantilly	2	\$1,499,900 -Plan 2	\$2,198,000 -Plan 2	\$1,848,950
Ivy Wreath	3	\$ 719,666 -Plan 2	\$ 998,000 -Plan 5	\$ 838,550
Jasmine	7	\$ 519,900 -Plan 4	\$ 629,900 -Plan 5	\$ 582,500
Laurel	4	\$ 888,000 -Plan 1	\$ 959,000 -Plan 3	\$ 919,200
Linden	3	\$ 859,900 -Plan 1	\$1,199,000 -Plan 3	\$ 979,900
Olivos	2	\$1,250,000 -Plan 2	\$1,599,000 -Plan 2	\$1,424,500
Sage	4	\$ 600,000 -Plan 1	\$ 639,900 -Plan 2	\$ 626,975
Sandalwood	4	\$ 850,000 -Plan 1	\$1,025,000 -Plan 4	\$ 922,250
Sienna	5	\$1,649,000 -Plan 1	\$1,999,999 -Plan 4	\$1,843,400
Solstice	1	\$ 969,000 -Plan 3	\$ 969,000 -Plan 3	\$ 969,000
Tapestry	2	\$1,500,000 -Plan 3	\$1,550,000 -Plan 2	\$1,525,000
Vicara	6	\$1,954,348 -Plan 2	\$2,950,000 -Plan 3	\$2,271,285

There are currently **60 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.

