

# 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**

**[www.QUAILHILLHOMES.com](http://www.QUAILHILLHOMES.com)**

## QUAIL HILL MARKET UPDATE ~ NOVEMBER 2007

### NOVEMBER Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|--------------------|---------------------|---------------------|
| Ivy Wreath       | 2              | \$ 560,000 -Plan 2 | \$ 730,000 -Plan 4  | \$ 690,000          |
| Jasmine          | 1              | \$ 519,000 -Plan 7 | \$ 519,000 -Plan 7  | \$ 519,000          |
| Linden           | 2              | \$ 737,000 -Plan 1 | \$ 760,000 -Plan 1  | \$ 748,500          |

There were **5 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> |
|------------------|--------------------|---------------------|---------------------|----------------------|
| Casalon          | 2                  | \$ 540,900 -Plan C2 | \$ 595,000 -Plan C1 | \$ 568,000           |
| Chantilly        | 1                  | \$1,399,000 -Plan 2 | \$1,399,000 -Plan 2 | \$1,399,000          |
| Ivy Wreath       | 1                  | \$ 600,000 -Plan 2  | \$ 600,000 -Plan 2  | \$ 600,000           |
| Jasmine          | 1                  | \$ 469,900 -Plan 2  | \$ 469,900 -Plan 2  | \$ 469,900           |
| Linden           | 1                  | \$ 849,000 -Plan 2  | \$ 849,000 -Plan 2  | \$ 849,000           |
| Sage             | 1                  | \$ 625,000 -Plan 2  | \$ 625,000 -Plan 2  | \$ 625,000           |
| Tapestry         | 1                  | \$1,299,800 -Plan 3 | \$1,299,800 -Plan 3 | \$1,299,800          |
| Vicara           | 2                  | \$1,950,000 -Plan 3 | \$2,100,000 -Plan 4 | \$2,025,000          |

There are currently **10 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 December 1st, current MLS inventory is 998 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         | 12              | \$ 479,000 -Plan 1  | \$ 749,950 -Plan 4  | \$ 594,200           |
| Casalon          | 6               | \$ 539,990 -Plan C2 | \$ 730,000 -Plan D2 | \$ 629,700           |
| Chantilly        | 1               | \$1,795,000 -Plan 3 | \$1,795,000 -Plan 3 | \$1,795,000          |
| Ivy Wreath       | 9               | \$ 589,000 -Plan 2  | \$ 975,000 -Plan 1  | \$ 783,200           |
| Jasmine          | 5               | \$ 500,000 -Plan 2  | \$ 665,000 -Plan 5  | \$ 562,800           |
| Laurel           | 5               | \$ 835,000 -Plan 3  | \$ 943,900 -Plan 3  | \$ 893,400           |
| Linden           | 7               | \$ 769,000 -Plan 1  | \$1,090,000 -Plan 3 | \$ 900,700           |
| Sage             | 6               | \$ 575,000 -Plan 1  | \$ 709,900 -Plan 4  | \$ 636,500           |
| Sienna           | 4               | \$1,649,000 -Plan 3 | \$1,799,000 -Plan 3 | \$1,700,500          |
| Solstice         | 6               | \$ 699,900 -Plan 1  | \$ 899,887 -Plan 3  | \$ 821,300           |
| Tapestry         | 3               | \$1,324,998 -Plan 3 | \$1,400,000 -Plan 2 | \$1,375,000          |
| Vicara           | 7               | \$1,749,900 -Plan 2 | \$2,399,900 -Plan 4 | \$2,035,700          |

There are currently **71 properties available for sale** in Quail Hill.