

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 ~ OCTOBER 2006

October Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|--------------------|---------------------|---------------------|
| Jasmine | 2 | \$ 525,000 -Plan 4 | \$ 540,000 -Plan 4 | \$ 532,500 |
| Sage | 2 | \$ 627,000 -Plan 3 | \$ 640,000 -Plan 3 | \$ 633,500 |

There were **4 closed sales** reported in the Multiple Listing for the month of **September** 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 | 2 | \$ 569,000 -Plan 1B | \$ 629,800 -Plan 3A | \$ 599,400 |
| Jasmine | 1 | \$ 540,000 -Plan 2 | \$ 540,000 -Plan 2 | \$ 540,000 |
| Sage | 1 | \$ 699,900 -Plan 4 | \$ 699,900 -Plan 4 | \$ 699,900 |
| Sandalwood | 1 | \$ 899,000 -Plan 2 | \$ 899,000 -Plan 2 | \$ 899,000 |
| Sienna | 1 | \$2,100,000 -Plan 3 | \$2,100,000 -Plan 3 | \$2,100,000 |
| Solstice | 1 | \$ 825,000 -Plan 2 | \$ 825,000 -Plan 2 | \$ 825,000 |

There are currently **7 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of 77 days to currently sell a property in Irvine.

(As of November 1st, current MLS inventory is 1,097 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 | \$ 555,000 -Plan 1A | \$ 799,999 -Plan 4B | \$ 678,800 |
| Casalon | 10 | \$ 660,000 -Plan C3 | \$ 799,000 -Plan D1 | \$ 706,000 |
| Ivy Wreath | 5 | \$ 739,000 -Plan 2 | \$ 998,000 -Plan 5 | \$ 829,800 |
| Jasmine | 9 | \$ 519,900 -Plan 4 | \$ 659,900 -Plan 5 | \$ 598,000 |
| Laurel | 5 | \$ 880,000 -Plan 2 | \$ 949,900 -Plan 2 | \$ 918,580 |
| Linden | 2 | \$ 859,900 -Plan 1 | \$ 899,000 -Plan 1 | \$ 879,450 |
| Olivos | 5 | \$1,250,000 -Plan 2 | \$1,599,000 -Plan 2 | \$1,461,400 |
| Sage | 6 | \$ 569,990 -Plan 1 | \$ 719,900 -Plan 4 | \$ 625,800 |
| Sandalwood | 2 | \$ 850,000 -Plan 1 | \$1,025,000 -Plan 4 | \$ 937,500 |
| Sienna | 5 | \$1,629,000 -Plan 1 | \$1,999,999 -Plan 4 | \$1,809,200 |
| Solstice | 2 | \$ 949,000 -Plan 3 | \$ 959,000 -Plan 3 | \$ 954,000 |
| Tapestry | 2 | \$1,500,000 -Plan 3 | \$1,700,000 -Plan 3 | \$1,600,000 |
| Vicara | 8 | \$1,954,348 -Plan 2 | \$2,950,000 -Plan 3 | \$2,308,400 |

There are currently **69 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.

