

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked #1 in closed sales, City of Irvine, years 2001 through 2010”

“Ranked #1 in closed sales, Quail Hill, years 2003 through 2010”

(949) 720-0100

www.QUAILHILLHOMES.com

QUAIL HILL MARKET UPDATE ~ JANUARY 2011

January Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Tapestry	1	\$1,129,050 -Plan 3	\$1,129,050 -Plan 3	\$1,129,050
Vicara	1	\$1,660,000 -Plan 2	\$1,660,000 -Plan 2	\$1,660,000

There were **2 closed sales** reported in the Multiple Listing for the month of January 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	4	\$ 425,000 -Plan 3	\$ 568,800 -Plan 4	\$ 470,500
Casalon	3	\$ 499,900 -Plan C	\$ 549,000 -Plan D	\$ 516,300
Chantilly	1	\$1,499,000 -Plan 3	\$1,499,000 -Plan 3	\$1,499,000
Ivy Wreath	1	\$ 689,800 -Plan 4	\$ 689,800 -Plan 4	\$ 689,800
Jasmine	4	\$ 249,000 -Plan 1	\$ 410,000 -Plan 2	\$ 367,200
Laurel	1	\$ 767,000 -Plan 1	\$ 767,000 -Plan 1	\$ 767,000
Sage	3	\$ 480,000 -Plan 3	\$ 609,900 -Plan 4	\$ 530,000
Vicara	4	\$1,410,000 -Plan 2	\$1,798,888 -Plan 3	\$1,600,700

There are currently **21 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **110 days** to currently sell a property in Irvine.

(As of February 1st, current MLS inventory is 696 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	2	\$ 449,000 -Plan 3	\$ 539,000 -Plan 3	\$ 494,000
Casalon	4	\$ 508,000 -Plan C	\$ 659,000 -Plan D	\$ 548,000
Chantilly	3	\$1,449,950 -Plan 3	\$1,545,000 -Plan 2	\$1,481,650
Ivy Wreath	7	\$ 625,000 -Plan 2	\$ 719,000 -Plan 3	\$ 673,000
Jasmine	3	\$ 384,900 -Plan 2	\$ 425,000 -Plan 5	\$ 406,000
Laurel	4	\$ 675,000 -Plan 1	\$ 799,888 -Plan 3	\$ 743,000
Linden	1	\$ 869,000 -Plan 3	\$ 869,000 -Plan 3	\$ 869,000
Olivos	5	\$ 999,000 -Plan 2	\$1,199,900 -Plan 2	\$1,099,000
Sage	3	\$ 520,000 -Plan 2	\$ 565,000 -Plan 4	\$ 544,000
Sandalwood	2	\$ 650,000 -Plan 2	\$ 759,900 -Plan 2	\$ 704,950
Sienna	2	\$1,449,000 -Plan 1	\$1,680,000 -Plan 4	\$1,564,500
Solstice	2	\$ 639,800 -Plan 1	\$ 698,000 -Plan 2	\$ 668,900
Tapestry	1	\$1,049,000 -Plan 1	\$1,049,000 -Plan 1	\$1,049,000
Vicara	2	\$1,779,000 -Plan 2	\$2,149,000 -Plan 2	\$1,964,000

There are currently **41 properties available for sale** in Quail Hill.