

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 ~ JUNE 2011

June Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	3	\$ 404,900 -Plan 3	\$ 545,000 -Plan 4	\$ 458,300
Casalon	1	\$ 520,000 -Plan D	\$ 520,000 -Plan D	\$ 520,000
Chantilly	1	\$1,385,000 -Plan 2	\$1,385,000 -Plan 2	\$1,385,000
Laurel	2	\$ 670,000 -Plan 1	\$ 719,000 -Plan 1	\$ 695,000
Olivos	1	\$ 950,000 -Plan 2	\$ 950,000 -Plan 2	\$ 950,000
Sage	2	\$ 515,000 -Plan 3	\$ 525,000 -Plan 4	\$ 520,000
Solstice	1	\$ 630,000 -Plan 2	\$ 630,000 -Plan 2	\$ 630,000
Tapestry	1	\$1,150,000 -Plan 2	\$1,150,000 -Plan 2	\$1,150,000

There were **12 closed sales** reported in the Multiple Listing for the month of June 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	\$ 580,000 -Plan 4	\$ 580,000 -Plan 4	\$ 580,000
Casalon	4	\$ 487,000 -Plan B	\$ 515,000 -Plan B	\$ 502,250
Ivy Wreath	2	\$ 635,000 -Plan 4	\$ 715,000 -Plan 3	\$ 675,000
Jasmine	2	\$ 273,000 -Plan 1	\$ 470,000 -Plan 6	\$ 371,500
Sage	1	\$ 445,000 -Plan 3	\$ 445,000 -Plan 3	\$ 445,000
Sienna	1	\$1,279,000 -Plan 3	\$1,279,000 -Plan 3	\$1,279,000
Vicara	2	\$1,595,000 -Plan 1	\$1,599,000 -Plan 3	\$1,597,000

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

Active Listings: NOTE: It is taking an average of **93 days** to currently sell a property in Irvine.

(As of July 1st, current MLS inventory is 861 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	\$ 395,000 -Plan 2	\$ 489,000 -Plan 3	\$ 442,000
Casalon	6	\$ 525,000 -Plan C	\$ 599,000 -Plan D	\$ 569,000
Chantilly	1	\$1,275,000 -Plan 1	\$1,275,000 -Plan 1	\$1,275,000
Ivy Wreath	6	\$ 610,000 -Plan 2	\$ 698,000 -Plan 4	\$ 653,500
Jasmine	4	\$ 360,000 -Plan 1	\$ 435,000 -Plan 4	\$ 406,200
Laurel	1	\$ 750,000 -Plan 2	\$ 750,000 -Plan 2	\$ 750,000
Linden	1	\$ 779,000 -Plan 2	\$ 779,000 -Plan 2	\$ 779,000
Olivos	2	\$1,045,000 -Plan 2	\$1,135,000 -Plan 2	\$1,090,000
Sage	10	\$ 465,000 -Plan 3	\$ 599,500 -Plan 4X	\$ 535,000
Sandalwood	1	\$ 610,000 -Plan 2	\$ 610,000 -Plan 2	\$ 610,000
Sienna	1	\$1,450,000 -Plan 3	\$1,450,000 -Plan 3	\$1,450,000
Solstice	1	\$ 649,000 -Plan 1	\$ 649,000 -Plan 1	\$ 649,000
Tapestry	2	\$1,048,000 -Plan 1	\$1,200,000 -Plan 3	\$1,124,000
Vicara	3	\$2,000,000 -Plan 2	\$2,275,000 -Plan 4	\$2,121,270

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