

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 ~ MARCH 2011

March Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 545,000 -Plan 4	\$ 545,000 -Plan 4	\$ 545,000
Casalon	2	\$ 460,000 -Plan C	\$ 485,000 -Plan C	\$ 472,500
Ivy Wreath	1	\$ 608,500 -Plan 2	\$ 608,500 -Plan 2	\$ 608,500
Olivos	1	\$1,110,000 -Plan 2	\$1,110,000 -Plan 2	\$1,110,000
Solstice	1	\$ 563,500 -Plan 1	\$ 563,500 -Plan 1	\$ 563,500

There were **6 closed sales** reported in the Multiple Listing for the month of March 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	\$ 425,000 -Plan 3	\$ 449,000 -Plan 3	\$ 437,000
Casalon	5	\$ 479,000 -Plan B	\$ 570,000 -Plan D	\$ 511,380
Chantilly	1	\$1,275,000 -Plan 2	\$1,275,000 -Plan 2	\$1,275,000
Ivy Wreath	2	\$ 625,000 -Plan 2	\$ 689,800 -Plan 5	\$ 657,400
Jasmine	5	\$ 400,000 -Plan 2	\$ 525,000 -Plan 5	\$ 432,000
Laurel	1	\$ 799,888 -Plan 3	\$ 799,888 -Plan 3	\$ 799,888
Olivos	2	\$ 999,000 -Plan 2	\$1,045,000 -Plan 2	\$1,022,000
Sage	1	\$ 547,000 -Plan 3	\$ 547,000 -Plan 3	\$ 547,000
Vicara	4	\$1,595,000 -Plan 1	\$1,880,000 -Plan 3	\$1,692,250

There are currently **23 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of 99 days to currently sell a property in Irvine.

(As of April 1st, current MLS inventory is 788 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	\$ 415,000 -Plan 1	\$ 429,000 -Plan 3	\$ 422,000
Casalon	3	\$ 599,000 -Plan E	\$ 625,000 -Plan D	\$ 622,000
Chantilly	3	\$1,425,950 -Plan 3	\$1,545,000 -Plan 2	\$1,473,650
Ivy Wreath	2	\$ 678,888 -Plan 4	\$ 695,000 -Plan 4	\$ 687,000
Jasmine	3	\$ 249,000 -Plan 1	\$ 425,000 -Plan 5	\$ 356,000
Laurel	1	\$ 699,999 -Plan 1	\$ 699,999 -Plan 1	\$ 699,999
Olivos	2	\$1,059,000 -Plan 3	\$1,135,000 -Plan 2	\$1,097,000
Sage	9	\$ 479,900 -Plan 1	\$ 620,000 -Plan 4X	\$ 543,000
Sandalwood	2	\$ 650,000 -Plan 2	\$ 759,900 -Plan 2	\$ 704,950
Sienna	2	\$1,349,000 -Plan 1	\$1,399,000 -Plan 3	\$1,374,000
Solstice	1	\$ 698,000 -Plan 2	\$ 698,000 -Plan 2	\$ 698,000
Tapestry	3	\$ 999,900 -Plan 1	\$1,249,000 -Plan 3	\$1,133,000
Vicara	2	\$1,687,000 -Plan 1	\$2,050,000 -Plan 2	\$1,868,500

There are currently **35 properties available for sale** in Quail Hill.