

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 ~ MAY 2011

May Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Chantilly	1	\$1,245,000 -Plan 1	\$1,245,000 -Plan 1	\$1,245,000
Jasmine	1	\$ 386,000 -Plan 2	\$ 386,000 -Plan 2	\$ 386,000
Olivos	1	\$1,008,000 -Plan 3	\$1,008,000 -Plan 3	\$1,008,000
Sienna	1	\$1,339,000 -Plan 1	\$1,339,000 -Plan 1	\$1,339,000
Solstice	1	\$ 710,000 -Plan 3	\$ 710,000 -Plan 3	\$ 710,000
Vicara	2	\$1,600,000 -Plan 1	\$1,687,000 -Plan 1	\$1,643,500

There were **7 closed sales** reported in the Multiple Listing for the month of May 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	3	\$ 409,900 -Plan 3	\$ 550,000 -Plan 4	\$ 462,000
Casalon	3	\$ 487,000 -Plan B	\$ 570,000 -Plan D	\$ 526,000
Chantilly	3	\$1,370,000 -Plan 2	\$1,450,000 -Plan 3	\$1,402,000
Ivy Wreath	1	\$ 635,000 -Plan 4	\$ 635,000 -Plan 4	\$ 635,000
Jasmine	2	\$ 410,000 -Plan 2	\$ 425,000 -Plan 5	\$ 417,500
Laurel	1	\$ 699,999 -Plan 1	\$ 699,999 -Plan 1	\$ 699,999
Olivos	2	\$ 999,000 -Plan 2	\$1,045,000 -Plan 2	\$1,022,000
Sage	3	\$ 547,000 -Plan 2	\$ 600,000 -Plan 4	\$ 582,250
Sienna	1	\$1,279,000 -Plan 3	\$1,279,000 -Plan 3	\$1,279,000
Tapestry	2	\$1,150,000 -Plan 2	\$1,250,000 -Plan 2	\$1,200,000
Vicara	2	\$1,595,000 -Plan 1	\$1,599,000 -Plan 3	\$1,597,000

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

Active Listings: NOTE: It is taking an average of 92 days to currently sell a property in Irvine.

(As of June 1st, current MLS inventory is **820 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	\$ 489,000 -Plan 2	\$ 580,000 -Plan 4	\$ 535,000
Casalon	8	\$ 500,000 -Plan A	\$ 625,000 -Plan D	\$ 582,000
Chantilly	1	\$1,299,000 -Plan 1	\$1,299,000 -Plan 1	\$1,299,000
Ivy Wreath	3	\$ 668,800 -Plan 4	\$ 698,000 -Plan 4	\$ 685,200
Jasmine	5	\$ 249,000 -Plan 1	\$ 480,000 -Plan 6	\$ 358,400
Laurel	1	\$ 719,000 -Plan 1	\$ 719,000 -Plan 1	\$ 719,000
Olivos	1	\$1,135,000 -Plan 2	\$1,135,000 -Plan 2	\$1,135,000
Sage	8	\$ 479,900 -Plan 1	\$ 599,500 -Plan 4X	\$ 536,600
Sandalwood	1	\$ 610,000 -Plan 2	\$ 610,000 -Plan 2	\$ 610,000
Solstice	1	\$ 664,800 -Plan 2	\$ 664,800 -Plan 2	\$ 664,800
Vicara	2	\$2,088,800 -Plan 3	\$2,275,000 -Plan 4	\$2,181,900

There are currently **33 properties available for sale** in Quail Hill.