

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 ~ SEPTEMBER 2006

September Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	1	\$ 693,000 -Plan A1	\$ 693,000 -Plan A1	\$ 693,000
Sage	2	\$ 610,000 -Plan 2	\$ 634,000 -Plan 2	\$ 622,000

There were **3 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	1	\$ 640,000 -Plan 2B	\$ 640,000 -Plan 2B	\$ 640,000
Jasmine	2	\$ 545,000 -Plan 4	\$ 549,900 -Plan 4	\$ 547,450
Linden	1	\$ 998,000 -Plan 3	\$ 998,000 -Plan 3	\$ 998,000
Sage	3	\$ 649,800 -Plan 3	\$ 699,900 -Plan 4	\$ 669,900

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

Active Listings: NOTE: It is taking an average of **69 days** to currently sell a property in Irvine.

(As of October 1st, current MLS inventory is 1,139 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	11	\$ 555,000 -Plan 1A	\$ 799,999 -Plan 4B	\$ 640,000
Casalon	12	\$ 660,000 -Plan C3	\$ 799,000 -Plan D1	\$ 722,250
Ivy Wreath	5	\$ 739,000 -Plan 3	\$ 998,000 -Plan 5	\$ 829,800
Jasmine	11	\$ 519,900 -Plan 4	\$ 679,900 -Plan 5	\$ 598,300
Laurel	6	\$ 899,000 -Plan 2	\$ 995,000 -Plan 2	\$ 934,600
Linden	2	\$ 889,900 -Plan 1	\$ 899,000 -Plan 1	\$ 894,450
Olivos	5	\$1,250,000 -Plan 2	\$1,599,000 -Plan 2	\$1,461,400
Sage	6	\$ 589,990 -Plan 1	\$ 719,900 -Plan 4	\$ 634,100
Sandalwood	2	\$ 899,000 -Plan 1	\$ 899,000 -Plan 2	\$ 899,000
Sienna	6	\$1,629,000 -Plan 1	\$2,250,000 -Plan 3	\$1,913,100
Solstice	3	\$ 825,000 -Plan 2	\$ 988,888 -Plan 3	\$ 920,960
Tapestry	3	\$1,295,000 -Plan 1	\$1,500,000 -Plan 3	\$1,431,700
Vicara	2	\$2,100,000 -Plan 2	\$2,500,000 -Plan 4	\$2,333,300

There are currently **74 properties available for sale** in Quail Hill.