

# TODD MURADIAN THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked #1 in closed sales, City of Irvine, years 2001 through 2007”**

**“Ranked #1 in closed sales, Quail Hill, years 2003 through 2007”**

**(949) 250-0015**

## QUAIL HILL MARKET UPDATE ~ SEPTEMBER 2007

### SEPTEMBER Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Linden	1	\$ 875,000 -Plan 4	\$ 875,000 -Plan 4	\$ 875,000
Sage	1	\$ 560,000 -Plan 2	\$ 560,000 -Plan 2	\$ 560,000

There were **2 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>
Ivy Wreath	1	\$ 619,900 -Plan 2	\$ 619,900 -Plan 2	\$ 619,900
Jasmine	2	\$ 499,900 -Plan 4	\$ 519,900 -Plan 3	\$ 484,900
Linden	1	\$ 869,000 -Plan 2	\$ 869,000 -Plan 2	\$ 869,000

There are currently **4 properties in escrow** reported in the Multiple Listing in Quail Hill.

**Active Listings:** NOTE: It is taking an average of **68 days** to currently sell a property in Irvine.  
(As of October 1st, current MLS inventory is 1,126 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	9	\$ 515,000 -Plan 1	\$ 749,950 -Plan 4	\$ 631,600
Casalon	7	\$ 575,000 -Plan C2	\$ 730,000 -Plan D2	\$ 641,400
Chantilly	2	\$1,399,000 -Plan 2	\$1,795,000 -Plan 3	\$1,597,000
Ivy Wreath	9	\$ 624,500 -Plan 2	\$ 859,000 -Plan 5	\$ 748,700
Jasmine	7	\$ 519,000 -Plan 2	\$ 689,900 -Plan 5	\$ 561,800
Laurel	4	\$ 879,000 -Plan 2	\$ 943,900 -Plan 3	\$ 923,000
Linden	8	\$ 765,000 -Plan 1	\$ 999,000 -Plan 4	\$ 861,000
Olivos	1	\$1,175,000 -Plan 2	\$1,175,000 -Plan 2	\$1,175,000
Sage	5	\$ 589,000 -Plan 2	\$ 729,000 -Plan 3	\$ 643,300
Sandalwood	1	\$ 850,000 -Plan 3	\$ 850,000 -Plan 3	\$ 850,000
Sienna	3	\$1,695,000 -Plan 3	\$1,775,000 -Plan 1	\$1,722,600
Solstice	5	\$ 699,900 -Plan 1	\$ 899,887 -Plan 3	\$ 828,750
Tapestry	5	\$1,374,880 -Plan 3	\$1,589,000 -Plan 3	\$1,476,500
Vicara	7	\$1,929,000 -Plan 3	\$2,199,900 -Plan 1	\$2,008,400

There are currently **73 properties available for sale** in Quail Hill.