

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 ~ AUGUST 2007

AUGUST Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Jasmine	1	\$ 620,000 -Plan 5	\$ 620,000 -Plan 5	\$ 620,000

There was **1 closed sale** reported in the Multiple Listing for the month of **August** 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	\$ 659,000 -Plan 2	\$ 659,000 -Plan 2	\$ 659,000
Laurel	1	\$ 899,900 -Plan 3	\$ 899,900 -Plan 3	\$ 899,900
Sage	1	\$ 569,000 -Plan 2	\$ 569,000 -Plan 2	\$ 569,000
Vicara	1	\$1,700,000 -Plan 2	\$1,700,000 -Plan 2	\$1,700,000

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

Active Listings: NOTE: It is taking an average of **56 days** to currently sell a property in Irvine.
(As of September 1st, current MLS inventory is **1,179 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	\$ 549,000 -Plan 2	\$ 759,000 -Plan 4	\$ 649,400
Casalon	9	\$ 605,000 -Plan C	\$ 730,000 -Plan D	\$ 646,850
Chantilly	2	\$1,460,000 -Plan 2	\$1,795,000 -Plan 3	\$1,627,500
Ivy Wreath	10	\$ 669,000 -Plan 2	\$ 859,000 -Plan 5	\$ 763,000
Jasmine	9	\$ 499,900 -Plan 4	\$ 699,000 -Plan 5	\$ 561,500
Laurel	4	\$ 879,000 -Plan 2	\$ 943,900 -Plan 3	\$ 923,200
Linden	8	\$ 849,900 -Plan 1	\$1,050,000 -Plan 3	\$ 938,000
Olivos	1	\$1,249,000 -Plan 2	\$1,249,000 -Plan 2	\$1,249,000
Sage	5	\$ 598,800 -Plan 2	\$ 739,500 -Plan 4	\$ 664,240
Sandalwood	1	\$ 875,000 -Plan 3	\$ 875,000 -Plan 3	\$ 875,000
Sienna	3	\$1,729,900 -Plan 4	\$1,824,000 -Plan 3	\$1,776,300
Solstice	4	\$ 838,800 -Plan 3	\$ 875,000 -Plan 2	\$ 862,000
Tapestry	7	\$1,374,880 -Plan 3	\$1,589,000 -Plan 3	\$1,455,250
Vicara	8	\$1,950,000 -Plan 3	\$2,450,876 -Plan 1	\$2,114,700

There are currently **82 properties available for sale** in Quail Hill.