

TODD MURADIAN

“Ranked # 1 in closed sales, City of Irvine, years 2001 through 2009”

“Ranked # 1 in closed sales, Quail Hill, years 2003 through 2009”

(949) 250-0015

www.QuailHillHomes.com

QUAIL HILL MARKET UPDATE ~ JANUARY 2010

January Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	1	\$ 519,000 -Plan C	\$ 519,000 -Plan C	\$ 519,000
Ivy Wreath	1	\$ 589,900 -Plan 1X	\$ 589,900 -Plan 1X	\$ 589,900

There were **2 closed sales** reported in the Multiple Listing for the month of **January** 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	6	\$ 375,000 -Plan 1	\$ 446,000 -Plan 3	\$ 396,000
Casalon	2	\$ 529,000 -Plan E	\$ 565,000 -Plan B	\$ 547,000
Jasmine	5	\$ 259,000 -Plan 1	\$ 479,000 -Plan 5	\$ 357,000
Linden	1	\$ 919,000 -Plan 4	\$ 919,000 -Plan 4	\$ 919,000
Olivos	1	\$ 925,000 -Plan 2	\$ 925,000 -Plan 2	\$ 925,000
Sage	3	\$ 480,000 -Plan 3	\$ 569,950 -Plan 4	\$ 533,000
Sandalwood	1	\$ 719,000 -Plan 1	\$ 719,000 -Plan 1	\$ 719,000
Sienna	1	\$1,449,000 -Plan 1X	\$1,449,000 -Plan 1	\$1,449,000
Tapestry	2	\$1,199,000 -Plan 1	\$1,250,000 -Plan 2	\$1,224,500
Vicara	2	\$1,639,000 -Plan 1	\$1,750,000 -Plan 4	\$1,694,500

There are currently **24 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of 98 days to currently sell a property in Irvine.
(As of February 1st, current MLS inventory is 468 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	1	\$ 469,000 -Plan 3	\$ 469,000 -Plan 3	\$ 469,000
Casalon	1	\$ 550,000 -Plan B	\$ 550,000 -Plan B	\$ 550,000
Chantilly	2	\$1,199,900 -Plan 1	\$1,399,900 -Plan 3	\$1,300,000
Ivy Wreath	1	\$ 614,000 -Plan 1X	\$ 614,000 -Plan 1X	\$ 614,000
Jasmine	2	\$ 409,000 -Plan 2	\$ 479,900 -Plan 2	\$ 444,500
Olivos	1	\$1,175,000 -Plan 1	\$1,175,000 -Plan 1	\$1,175,000
Sandalwood	2	\$ 729,900 -Plan 2	\$ 799,000 -Plan 4	\$ 764,500
Tapestry	2	\$1,135,000 -Plan 3	\$1,199,000 -Plan 1	\$1,167,000
Vicara	1	\$1,749,000 -Plan 1	\$1,749,000 -Plan 1	\$1,749,000

There are currently **13 properties available** for sale in Quail Hill.

This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.



Todd DRE# 01262816 • Karina DRE# 01385471 • Diane DRE# 01320444 • Patti DRE# 01367604 • Heidi DRE# 01399741

Morgan Fine
Home Mortgage Consultant
949-394-8830

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