

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked # 1 in closed sales, City of Irvine, years 2001 through 2005”

“Ranked # 1 in closed sales, Quail Hill, years 2003, 2004, and 2005”

(949) 250-0015

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QUAIL HILL MARKET UPDATE ~ DECEMBER 2005

December Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|----------------------|----------------------|---------------------|
| Ambridge | 1 | \$ 545,000 -Plan 1A | \$ 545,000 -Plan 1A | \$ 545,000 |
| Casalon | 1 | \$ 700,000 -Plan D2 | \$ 700,000 -Plan D2 | \$ 700,000 |
| Chantilly | 1 | \$1,600,000 -Plan 3 | \$1,600,000 -Plan 3 | \$1,600,000 |
| Jasmine | 2 | \$ 576,000 -Plan 3 | \$ 580,900 -Plan 7 | \$ 489,950 |
| Sage | 1 | \$ 575,000 -Plan 1 | \$ 575,000 -Plan 1 | \$ 575,000 |
| Sandalwood | 1 | \$ 945,000 -Plan 3 | \$ 945,000 -Plan 3 | \$ 945,000 |
| Solstice | 1 | \$ 755,000 -Plan 1 | \$ 755,000 -Plan 1 | \$ 755,000 |
| Sienna | 1 | \$1,571,677 -Plan 1X | \$1,571,677 -Plan 1X | \$1,571,677 |

There were **9 closed sales** reported in the Multiple Listing for the month of **December** 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 | 2 | \$ 502,990 -Plan 1A | \$ 649,000 -Plan 3B | \$ 575,995 |
| Casalon | 1 | \$ 700,000 -Plan D1 | \$ 700,000 -Plan D1 | \$ 700,000 |
| Chantilly | 1 | \$1,549,900 -Plan 3 | \$1,549,900 -Plan 3 | \$1,549,900 |
| Ivy Wreath | 1 | \$ 739,000 -Plan 2 | \$ 739,000 -Plan 2 | \$ 739,000 |
| Jasmine | 1 | \$ 669,900 -Plan 5 | \$ 669,900 -Plan 5 | \$ 669,900 |
| Linden | 1 | \$ 848,000 -Plan 1 | \$ 848,000 -Plan 1 | \$ 848,000 |

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

Active Listings: NOTE: It is taking an average of **65 days** to currently sell a property in Irvine.

(As of January 1st, current MLS inventory is 373 homes in the city of Irvine.)

| <u>Community</u> | <u># Active</u> | <u>Low Price</u> | <u>High Price</u> | <u>Average Price</u> |
|------------------|-----------------|---------------------|---------------------|----------------------|
| Casalon | 4 | \$ 679,900 -Plan C1 | \$ 795,600 -Plan A2 | \$ 718,850 |
| Ivy Wreath | 3 | \$ 715,000 -Plan 2 | \$ 825,000 -Plan 3 | \$ 756,660 |
| Jasmine | 3 | \$ 575,000 -Plan 3 | \$ 650,000 -Plan 3 | \$ 608,000 |
| Laurel | 1 | \$ 995,000 -Plan 3 | \$ 995,000 -Plan 3 | \$ 995,000 |
| Linden | 5 | \$ 925,000 -Plan 2 | \$1,095,000 -Plan 4 | \$ 999,940 |
| Olivos | 1 | \$1,500,000 -Plan 2 | \$1,500,000 -Plan 2 | \$1,500,000 |
| Sage | 3 | \$ 649,000 -Plan 2 | \$ 769,900 -Plan 4 | \$ 697,930 |
| Sienna | 3 | \$1,659,000 -Plan 1 | \$1,900,000 -Plan 4 | \$1,769,300 |
| Solstice | 2 | \$ 880,000 -Plan 2 | \$ 887,000 -Plan 2 | \$ 883,500 |
| Tapestry | 1 | \$1,399,000 -Plan 2 | \$1,399,000 -Plan 2 | \$1,399,000 |

There are currently **26 properties available for sale** in Quail Hill.