

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”

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QUAIL HILL MARKET UPDATE ~ JANUARY 2008

JANUARY Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	2	\$ 500,000 -Plan C	\$ 550,000 -Plan C	\$ 525,000
Solstice	1	\$ 745,000 -Plan 3	\$ 745,000 -Plan 3	\$ 745,000
Tapestry	1	\$1,228,000 -Plan 3	\$1,228,000 -Plan 3	\$1,228,000

There were **4 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	1	\$ 548,888 -Plan C	\$ 548,888 -Plan C	\$ 548,888
Linden	1	\$ 815,000 -Plan 2	\$ 815,000 -Plan 2	\$ 815,000
Vicara	3	\$1,695,000 -Plan 1	\$2,100,000 -Plan 3	\$1,915,000

There are currently **5 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **95 days** to currently sell a property in Irvine.
(As of February 1st, current MLS inventory is 903 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	8	\$ 429,000 -Plan 1	\$ 659,000 -Plan 3	\$ 537,000
Casalon	6	\$ 515,000 -Plan F	\$ 730,000 -Plan D2	\$ 630,650
Chantilly	2	\$1,668,899 -Plan 2	\$1,690,000 -Plan 3	\$1,680,000
Ivy Wreath	9	\$ 689,000 -Plan 2	\$ 975,000 -Plan 1X	\$ 779,500
Jasmine	4	\$ 469,900 -Plan 3	\$ 650,000 -Plan 5	\$ 540,000
Laurel	1	\$ 859,000 -Plan 3	\$ 859,000 -Plan 3	\$ 859,000
Linden	4	\$ 749,000 -Plan 1	\$ 949,999 -Plan 4	\$ 841,000
Sage	6	\$ 569,000 -Plan 1	\$ 715,000 -Plan 4	\$ 639,500
Sandalwood	1	\$ 794,000 -Plan 1	\$ 794,000 -Plan 1	\$ 794,000
Sienna	3	\$1,625,000 -Plan 3	\$1,679,000 -Plan 1	\$1,653,000
Solstice	7	\$ 630,000 -Plan 1	\$ 889,889 -Plan 3	\$ 750,000
Tapestry	2	\$1,245,000 -Plan 3	\$1,325,000 -Plan 3	\$1,285,000
Vicara	7	\$1,795,000 -Plan 3	\$2,580,000 -Plan 4	\$ 2,090,000

There are currently **60 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.

