

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 through 2005”

(949) 250-0015

QUAIL HILL MARKET UPDATE ~ JUNE 2006

June Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	2	\$ 579,000 -Plan 2	\$ 639,990 -Plan 3	\$ 609,495
Casalon	1	\$ 686,000 -Plan 3	\$ 686,000 -Plan 3	\$ 686,000
Chantilly	1	\$1,400,000 -Plan 1	\$1,400,000 -Plan 1	\$1,400,000
Ivy Wreath	1	\$ 810,000 -Plan 4	\$ 810,000 -Plan 4	\$ 810,000
Jasmine	1	\$ 454,000 -Plan 1	\$ 454,000 -Plan 1	\$ 454,000
Linden	1	\$ 890,000 -Plan 2	\$ 890,000 -Plan 2	\$ 890,000
Olivos	1	\$1,445,000 -Plan 3	\$1,445,000 -Plan 3	\$1,445,000
Sage	1	\$ 739,000 -Plan 4	\$ 739,000 -Plan 4	\$ 739,000
Sandalwood	2	\$ 775,000 -Plan 2	\$ 900,000 -Plan 4	\$ 837,500
Solstice	1	\$ 888,000 -Plan 2	\$ 888,000 -Plan 2	\$ 888,000
Tapestry	1	\$1,500,000 -Plan 2	\$1,500,000 -Plan 2	\$1,500,000

There were 13 **closed sales** reported in the Multiple Listing for the month of **June** 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	\$ 559,000 -Plan 1	\$ 559,900 -Plan 1	\$ 559,900
Casalon	1	\$ 697,000 -Plan D1	\$ 697,000 -Plan D1	\$ 697,000
Jasmine	1	\$ 584,900 -Plan 3	\$ 584,900 -Plan 3	\$ 584,900
Laurel	2	\$ 939,800 -Plan 2	\$ 969,000 -Plan 2	\$ 954,400
Olivos	1	\$1,450,000 -Plan 2	\$1,450,000 -Plan 2	\$1,450,000
Sandalwood	1	\$ 835,000 -Plan 2	\$ 835,000 -Plan 2	\$ 835,000
Sienna	1	\$1,999,900 -Plan 4	\$1,999,900 -Plan 4	\$1,999,900
Sage	3	\$ 619,000 -Plan 1	\$ 689,900 -Plan 3	\$ 666,200

There are currently **11 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **51 days** to currently sell a property in Irvine.

(As of July 1st, current MLS inventory is 1049 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	\$ 570,000 -Plan 1	\$ 828,000 -Plan 4	\$ 640,700
Casalon	9	\$ 679,000 -Plan 5	\$ 849,000 -Plan 9	\$ 740,500
Chantilly	1	\$1,495,000 -Plan 2	\$1,495,000 -Plan 2	\$1,495,000
Ivy Wreath	7	\$ 705,000 -Plan 2	\$ 998,000 -Plan 5	\$ 821,970
Jasmine	9	\$ 575,900 -Plan 4	\$ 669,000 -Plan 5	\$ 609,300
Laurel	4	\$ 939,800 -Plan 2	\$ 965,000 -Plan 1	\$ 958,000
Linden	2	\$ 925,000 -Plan 1	\$1,045,000 -Plan 4	\$ 985,000
Olivos	6	\$1,350,000 -Plan 2	\$1,599,000 -Plan 2	\$1,464,300
Sage	8	\$ 619,000 -Plan 1	\$ 745,000 -Plan 4	\$ 685,300
Sandalwood	1	\$ 925,000 -Plan 1	\$ 925,000 -Plan 1	\$ 925,000
Sienna	3	\$1,899,000 -Plan 1	\$2,250,000 -Plan 1X	\$2,016,300
Solstice	1	\$ 949,000 -Plan 3	\$ 949,000 -Plan 3	\$ 949,000
Tapestry	1	\$1,350,000 -Plan 1	\$1,350,000 -Plan 1	\$1,350,000

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.

