

TODD MURADIAN THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked #1 in closed sales, City of Irvine, years 2001 through 2006”

“Ranked #1 in closed sales, Quail Hill, years 2003 through 2006”

(949) 250-0015

QUAIL HILL MARKET UPDATE ~ MARCH 2007

March Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 542,000 -Plan 2	\$ 542,000 -Plan 2	\$ 542,000
Ivy Wreath	1	\$ 756,000 -Plan 3	\$ 756,000 -Plan 3	\$ 756,000
Jasmine	2	\$ 619,500 -Plan 5	\$ 621,900 -Plan 5	\$ 620,700
Linden	1	\$ 837,000 -Plan 1	\$ 837,000 -Plan 1	\$ 837,000
Sandalwood	1	\$ 825,000 -Plan 2	\$ 825,000 -Plan 2	\$ 825,000
Sage	1	\$ 597,500 -Plan 2	\$ 597,500 -Plan 2	\$ 597,500

There were **7 closed sales** reported in the Multiple Listing for the month of **March** in Quail Hill.

In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Casalon	2	\$ 659,900 -Plan C1	\$ 665,000 -Plan C3	\$ 662,450
Ivy Wreath	1	\$ 825,000 -Plan 4	\$ 825,000 -Plan 4	\$ 825,000
Laurel	1	\$ 919,000 -Plan 3	\$ 919,000 -Plan 3	\$ 919,000
Linden	1	\$ 899,900 -Plan 2	\$ 899,900 -Plan 2	\$ 899,900
Sage	5	\$ 610,000 -Plan 2	\$ 689,000 -Plan 3	\$ 643,780
Sienna	2	\$1,550,000 -Plan 2	\$1,799,800 -Plan 3	\$1,674,900
Tapestry	1	\$1,769,000 -Plan 3	\$1,769,000 -Plan 3	\$1,769,000
Vicara	3	\$2,049,000 -Plan 2	\$2,261,940 -Plan 3	\$2,133,000

There are currently **16 properties in escrow** reported in the Multiple Listing in Quail Hill.

Active Listings: NOTE: It is taking an average of **66 days** to currently sell a property in Irvine.
(As of April 1st, current MLS inventory is 962 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	4	\$ 589,000 -Plan 1B	\$ 759,000 -Plan 4B	\$ 641,750
Casalon	4	\$ 675,000 -Plan C3	\$ 700,000 -Plan C3	\$ 685,725
Chantilly	1	\$1,499,900 -Plan 2	\$1,499,900 -Plan 2	\$1,499,900
Ivy Wreath	6	\$ 700,000 -Plan 2	\$ 929,000 -Plan 5	\$ 808,800
Jasmine	8	\$ 434,900 -Plan 1	\$ 599,000 -Plan 7	\$ 541,500
Linden	5	\$ 899,900 -Plan 2	\$1,090,000 -Plan 4	\$ 977,960
Olivos	5	\$1,225,000 -Plan 2	\$1,369,000 -Plan 1	\$1,298,200
Sage	5	\$ 605,000 -Plan 2	\$ 749,900 -Plan 4	\$ 683,560
Sandalwood	2	\$ 849,000 -Plan 1	\$1,069,000 -Plan 4X	\$ 849,900
Sienna	7	\$1,499,000 -Plan 1	\$1,925,000 -Plan 3	\$1,796,000
Solstice	1	\$ 934,900 -Plan 3	\$ 934,900 -Plan 3	\$ 934,900
Tapestry	1	\$1,550,000 -Plan 2	\$1,550,000 -Plan 2	\$1,550,000
Vicara	7	\$2,149,000 -Plan 3	\$2,799,900 -Plan 4	\$2,433,570

There are currently **56 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.

