

# 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”**

**(949) 250-0015**

## QUAIL HILL MARKET UPDATE ~ OCTOBER 2007

### OCTOBER Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Casalon	1	\$ 575,000 -Plan C2	\$ 575,000 -Plan C2	\$ 575,000
Ivy Wreath	1	\$ 619,900 -Plan 2	\$ 619,900 -Plan 2	\$ 619,900
Vicara	1	\$1,660,000 -Plan 2	\$1,660,000 -Plan 2	\$1,660,000

There were **3 closed sales** reported in the Multiple Listing for the month of **October** 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	1	\$ 540,900 -Plan C	\$ 540,900 -Plan C	\$ 540,900
Ivy Wreath	3	\$ 600,000 -Plan 2	\$ 789,000 -Plan 5	\$ 671,300
Jasmine	3	\$ 499,900 -Plan 4	\$ 539,900 -Plan 7	\$ 519,900
Linden	2	\$ 765,000 -Plan 1	\$ 799,000 -Plan 1	\$ 782,000
Vicara	1	\$2,100,000 -Plan 4	\$2,100,000 -Plan 4	\$2,100,000

There are currently **10 properties in escrow** reported in the Multiple Listing in Quail Hill.

### Active Listings: NOTE: It is taking an average of **74 days** to currently sell a property in Irvine.

(As of November 1st, current MLS inventory is **1,092 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	11	\$ 515,000 -Plan 1	\$ 749,950 -Plan 4	\$ 631,000
Casalon	6	\$ 575,000 -Plan C2	\$ 730,000 -Plan D2	\$ 658,150
Chantilly	2	\$1,399,000 -Plan 2	\$1,795,000 -Plan 3	\$1,597,000
Ivy Wreath	7	\$ 589,000 -Plan 2	\$ 788,000 -Plan 3	\$ 719,000
Jasmine	5	\$ 499,900 -Plan 2	\$ 665,900 -Plan 5	\$ 547,300
Laurel	5	\$ 850,000 -Plan 3	\$ 943,900 -Plan 2	\$ 906,360
Linden	9	\$ 799,000 -Plan 1	\$1,090,000 -Plan 3	\$ 900,200
Olivos	1	\$1,175,000 -Plan 2	\$ 943,900 -Plan 2	\$1,175,000
Sage	6	\$ 579,000 -Plan 2	\$ 699,999 -Plan 3	\$ 650,600
Sienna	4	\$1,675,000 -Plan 3	\$1,799,000 -Plan 3	\$1,712,000
Solstice	6	\$ 699,900 -Plan 1	\$ 899,887 -Plan 3	\$ 834,600
Tapestry	4	\$1,399,999 -Plan 2	\$1,499,000 -Plan 3	\$1,416,000
Vicara	8	\$1,950,000 -Plan 3	\$2,299,900 -Plan 3	\$2,093,600

There are currently **75 properties available for sale** in Quail Hill.