

# TODD MURADIAN

## THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked #1 in closed sales, City of Irvine, years 2001 through 2010”**

**“Ranked #1 in closed sales, Quail Hill, years 2003 through 2010”**

**(949) 720-0100**

[www.QUAILHILLHOMES.com](http://www.QUAILHILLHOMES.com)

### QUAIL HILL MARKET UPDATE ~ APRIL 2011

#### April Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ambridge	1	\$ 454,000 -Plan 3	\$ 454,000 -Plan 3	\$ 454,000
Casalon	2	\$ 480,000 -Plan C	\$ 487,000 -Plan B	\$ 483,500
Ivy Wreath	2	\$ 617,500 -Plan 2	\$ 670,000 -Plan 5	\$ 643,750
Jasmine	3	\$ 390,000 -Plan 4	\$ 504,000 -Plan 5	\$ 433,000
Laurel	1	\$ 750,000 -Plan 3	\$ 750,000 -Plan 3	\$ 750,000
Sage	1	\$ 455,000 -Plan 3	\$ 455,000 -Plan 3	\$ 455,000
Vicara	1	\$1,860,000 -Plan 3	\$1,860,000 -Plan 3	\$1,860,000

There were **11 closed sales** reported in the Multiple Listing for the month of April 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	\$ 425,000 -Plan 3	\$ 425,000 -Plan 3	\$ 425,000
Casalon	3	\$ 487,000 -Plan B	\$ 570,000 -Plan D	\$ 526,000
Chantilly	2	\$1,275,000 -Plan 1	\$1,370,000 -Plan 2	\$1,322,500
Jasmine	3	\$ 400,000 -Plan 2	\$ 425,000 -Plan 5	\$ 412,000
Olivos	3	\$ 999,000 -Plan 2	\$1,059,000 -Plan 3	\$1,034,300
Sage	2	\$ 547,000 -Plan 2	\$ 599,800 -Plan 3	\$ 573,400
Sienna	1	\$1,349,000 -Plan 1	\$1,349,000 -Plan 1	\$1,349,000
Solstice	1	\$ 729,000 -Plan 3	\$ 729,000 -Plan 3	\$ 729,000
Tapestry	2	\$ 999,900 -Plan 1	\$1,150,000 -Plan 2	\$1,074,950
Vicara	3	\$1,595,000 -Plan 1	\$1,695,000 -Plan 1	\$1,630,000

There are currently **21 properties in escrow** reported in the Multiple Listing in Quail Hill.

#### Active Listings: NOTE: It is taking an average of **97 days** to currently sell a property in Irvine.

(As of May 1st, current MLS inventory is **805 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	3	\$ 415,000 -Plan 1	\$ 489,000 -Plan 2	\$ 441,300
Casalon	6	\$ 549,900 -Plan B	\$ 625,000 -Plan D	\$ 602,000
Chantilly	3	\$1,299,000 -Plan 1	\$1,450,000 -Plan 2	\$1,378,000
Ivy Wreath	1	\$ 695,000 -Plan 4	\$ 695,000 -Plan 4	\$ 695,000
Jasmine	4	\$ 249,000 -Plan 1	\$ 480,000 -Plan 6	\$ 378,450
Laurel	2	\$ 699,999 -Plan 1	\$ 719,000 -Plan 1	\$ 709,500
Olivos	1	\$1,135,000 -Plan 2	\$1,135,000 -Plan 2	\$1,135,000
Sage	7	\$ 428,000 -Plan 4	\$ 599,500 -Plan 4X	\$ 524,600
Sandalwood	2	\$ 640,000 -Plan 2	\$ 759,900 -Plan 2	\$ 699,950
Sienna	1	\$1,349,000 -Plan 3	\$1,349,000 -Plan 3	\$1,349,000
Solstice	1	\$ 698,000 -Plan 2	\$ 698,000 -Plan 2	\$ 698,000
Vicara	3	\$1,687,000 -Plan 1	\$2,088,800 -Plan 3	\$1,942,000

There are currently **34 properties available for sale** in Quail Hill.