

# 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, Oak Creek, years 2000 through 2006”**

**(949) 250-0015**

**[www.OAKCREEKREALESTATE.net](http://www.OAKCREEKREALESTATE.net)**

## OAK CREEK MARKET UPDATE ~ APRIL 2007

### April Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Cobblestone	2	\$ 560,000 -Plan 1	\$ 580,000 -Plan 1	\$ 570,000
Oak Park	4	\$ 495,000 -Plan 2	\$ 506,000 -Plan 3	\$ 504,250

There were **6 closed sales** reported in the Multiple Listing for the month of **April** in Oak Creek.

### In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Acacia	1	\$ 599,800 -Plan 1	\$ 599,800 -Plan 1	\$ 599,800
Aldea	1	\$ 599,800 -Plan 2	\$ 599,800 -Plan 2	\$ 599,800
Ashford Place	2	\$ 870,000 -Plan 2	\$ 925,000 -Plan 1 w/attic	\$ 897,500
Cobblestone	1	\$ 669,000 -Plan 2	\$ 669,000 -Plan 2	\$ 669,000
Cricket Club	2	\$1,079,000 -Plan 3	\$1,350,000 -Plan 3-Mod.	\$1,214,500
Cypress	1	\$ 899,000 -Plan 4	\$ 899,000 -Plan 4	\$ 899,000
Oak Park	6	\$ 419,900 -Plan 1	\$ 525,000 -Plan 3	\$ 477,600

There are currently **14 properties in escrow** reported in the Multiple Listing in Oak Creek.

**Active Listings:** NOTE: It is taking an average of **68 days** to currently sell a property in Irvine.  
(As of May 1st, current resale inventory is 1,032 homes in the city of Irvine.)

<u>Community</u>	<u># Active</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Acacia	7	\$ 575,000 -Plan 1	\$ 790,000 -Plan 2	\$ 732,800
Aldea	4	\$ 575,000 -Plan 1	\$ 729,000 -Plan 4	\$ 652,250
Cobblestone	3	\$ 610,000 -Plan 1	\$ 719,000 -Plan 3	\$ 674,700
Cypress	3	\$ 750,000 -Plan 1	\$ 896,250 -Plan 3	\$ 847,100
Kelsey Lane	2	\$ 950,000 -Plan 3 w/attic	\$ 985,000 -Plan 3	\$ 924,500
Kenwood	1	\$1,300,000 -Plan 2	\$1,300,000 -Plan 2	\$1,300,000
Montilla	1	\$ 696,250 -Plan 3	\$ 696,250 -Plan 3	\$ 696,250
Oak Park	5	\$ 419,000 -Plan 1	\$ 549,000 -Plan 2	\$ 455,580

There are currently **26 properties available for sale** in Oak Creek.