

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

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

“Ranked #1 in closed sales, Oak Creek, years 2000 through 2006--YTD”

(949) 250-0015

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OAK CREEK MARKET UPDATE ~ AUGUST 2006

August Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	3	\$ 589,000 -Plan 1	\$ 725,000 -Plan 5	\$ 660,700
Ashford Place	1	\$ 900,000 -Plan 1X	\$ 900,000 -Plan 1X	\$ 900,000
Cypress	1	\$ 832,000 -Plan 2	\$ 832,000 -Plan 2	\$ 832,000
Kenwood Estates	1	\$1,300,000 -Plan 2	\$1,300,000 -Plan 2	\$1,300,000
Oak Park	2	\$ 426,500 -Plan 1	\$ 537,000 -Plan 3	\$ 481,750

There are **8 closed sales** reported in the Multiple Listing for the month of **August** in Oak Creek.

In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Aldea	2	\$ 665,000 -Plan 4	\$ 720,000 -Plan 4	\$ 692,500
Cobblestone	1	\$ 619,900 -Plan 1	\$ 619,900 -Plan 1	\$ 619,900
Montilla	4	\$ 599,900 -Plan 2	\$ 645,000 -Plan 2	\$ 642,350
Oak Park	2	\$ 525,000 -Plan 3	\$ 529,800 -Plan 3	\$ 527,400

There are currently **9 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of 62 days to currently sell a property in Irvine.
(As of September 1st, current resale inventory is 1,160 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	3	\$ 675,950 -Plan 2	\$ 689,000 -Plan 3	\$ 680,900
Aldea	4	\$ 589,900 -Plan 1	\$ 685,000 -Plan 3	\$ 631,225
Ashford Place	2	\$ 989,000 -Plan 2	\$ 995,000 -Plan 3	\$ 992,000
Autumn Glen	2	\$1,425,000 -Plan 3X	\$1,429,000 -Plan 3X	\$1,427,000
Cobblestone	4	\$ 675,000 -Plan 2	\$ 729,000 -Plan 3	\$ 708,500
Kelsey Lane	3	\$ 849,800 -Plan 2	\$ 980,000 -Plan 3 w/attic	\$ 893,300
Kenwood Estates	2	\$1,392,000 -Plan 1	\$1,399,000 -Plan 3	\$1,395,500
Montilla	1	\$ 729,900 -Plan 3	\$ 729,900 -Plan 3	\$ 729,900
Oak Park	8	\$ 427,000 -Plan 1	\$ 575,000 -Plan 3	\$ 503,800

There are currently **29 properties available for sale** in Oak Creek.