

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, Oak Creek, years 2000 through 2007”

(949) 250-0015

www.OAKCREEKREALESTATE.net

OAK CREEK MARKET UPDATE ~ AUGUST 2007

August Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 650,000 -Plan 2	\$ 650,000 -Plan 2	\$ 650,000
Aldea	2	\$ 625,000 -Plan 4	\$ 630,000 -Plan 4	\$ 627,500
Cobblestone	1	\$ 657,500 -Plan 2	\$ 657,500 -Plan 2	\$ 657,500
Cricket Club	1	\$1,010,000 -Plan 3	\$1,010,000 -Plan 3	\$1,010,000
Montilla	1	\$ 642,000 -Plan 2	\$ 642,000 -Plan 2	\$ 642,000
Oak Park	1	\$ 410,000 -Plan 1	\$ 410,000 -Plan 1	\$ 410,000

There were **7 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>
Cypress	2	\$ 699,800 -Plan 1	\$ 880,000 -Plan 4	\$ 789,900

There are currently **2 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **56 days** to currently sell a property in Irvine.
(As of September 1st, current resale inventory is 1,179 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	8	\$ 629,000 -Plan 2	\$ 720,000 -Plan 5	\$ 682,000
Aldea	6	\$ 529,000 -Plan 1	\$ 689,000 -Plan 4	\$ 592,800
Autumn Glen	1	\$ 1,350,000 -Plan 2	\$1,350,000 -Plan 2	\$1,350,000
Cobblestone	7	\$ 586,000 -Plan 1	\$ 699,000 -Plan 3	\$ 625,400
Cricket Club	4	\$ 925,000 -Plan 1	\$1,029,000 -Plan 3	\$ 978,250
Cypress	8	\$ 725,000 -Plan 2	\$ 875,000 -Plan 3	\$ 810,500
Kelsey Lane	1	\$ 929,000 -Plan 3	\$ 929,000 -Plan 3	\$ 929,000
Montilla	4	\$ 549,000 -Plan 1	\$ 689,250 -Plan 2	\$ 599,500
Oak Park	13	\$ 409,900 -Plan 1	\$ 539,800 -Plan 3	\$ 471,570

There are currently **52 properties available for sale** in Oak Creek.