

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 ~ DECEMBER 2006

December Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Cobblestone	2	\$ 586,500 -Plan 1	\$ 600,000 -Plan 1	\$ 593,250
Cypress	1	\$ 850,000 -Plan 4	\$ 850,000 -Plan 4	\$ 850,000
Montilla	1	\$ 682,000 -Plan 3	\$ 682,000 -Plan 3	\$ 682,000
Oak Park	1	\$ 405,000 -Plan 1	\$ 405,000 -Plan 1	\$ 405,000

There were **5 closed sales** reported in the Multiple Listing for the month of **December** 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	\$ 749,000 -Plan 3	\$ 749,000 -Plan 3	\$ 749,000
Aldea	1	\$ 665,000 -Plan 3	\$ 665,000 -Plan 3	\$ 665,000
Ashford Place	1	\$ 899,800 -Plan 1	\$ 899,800 -Plan 1	\$ 899,800
Montilla	1	\$ 688,000 -Plan 3	\$ 688,000 -Plan 3	\$ 688,000
Oak Park	1	\$ 435,000 -Plan 1	\$ 435,000 -Plan 1	\$ 435,000

There are currently **5 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **91 days** to currently sell a property in Irvine.
(As of January 1st, current resale inventory is 772 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	1	\$ 699,000 -Plan 2	\$ 699,000 -Plan 2	\$ 699,000
Aldea	2	\$ 619,000 -Plan 2	\$ 749,900 -Plan 4	\$ 684,450
Ashford Place	3	\$ 875,000 -Plan 2	\$ 950,000 -Plan 1 w/attic	\$ 918,000
Autumn Glen	1	\$1,268,000 -Plan 2	\$1,268,000 -Plan 2	\$1,268,000
Cobblestone	6	\$ 580,000 -Plan 1	\$ 715,000 -Plan 3	\$ 643,800
Cypress	1	\$ 850,000 -Plan 2	\$ 850,000 -Plan 2	\$ 850,000
Kelsey Lane	3	\$ 849,000 -Plan 2	\$ 980,000 -Plan 2 w/attic	\$ 919,000
Kenwood Estates	1	\$1,350,000 -Plan 2	\$1,350,000 -Plan 2	\$1,350,000
Montilla	1	\$ 698,000 -Plan 3	\$ 698,000 -Plan 3	\$ 698,000
Oak Park	5	\$ 415,000 -Plan 1	\$ 599,800 -Plan 4	\$ 511,720

There are currently **24 properties available for sale** in Oak Creek.