

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked # 1 in closed sales, City of Irvine, years 2001, 2002, 2003, 2004, and 2005”

“Ranked # 1 in closed sales, Oak Creek, years 2001, 2002, 2003, 2004, and 2005”

(949) 250-0015

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OAK CREEK MARKET UPDATE ~ DECEMBER 2005

December Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Cypress	2	\$ 742,000 -Plan 1	\$ 860,000 -Plan 4	\$ 801,000
Kelsey Lane	3	\$ 752,500 -Plan 1	\$ 890,000 -Plan 2 w/lattic	\$ 839,170
Kenwood Estates	1	\$1,171,474 -Plan 1	\$1,171,474 -Plan 1	\$1,171,474
Montilla	2	\$ 690,000 -Plan 2	\$ 699,900 -Plan 3	\$ 694,950
Oak Park	2	\$ 507,000 -Plan 2	\$ 519,000 -Plan 3	\$ 513,000

There are **10 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>
Aldea	1	\$ 680,800 -Plan 3	\$ 680,000 -Plan 3	\$ 680,000
Ashford Place	1	\$ 930,000 -Plan 3	\$ 930,000 -Plan 3	\$ 930,000
Kelsey Lane	1	\$ 769,000 -Plan 1	\$ 769,800 -Plan 1	\$ 769,800
Oak Park	3	\$ 419,999 -Plan 1	\$ 519,900 -Plan 3	\$ 454,970

There are currently **6 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **65 days** to currently sell a property in Irvine.

(As of January 1st, current resale inventory is 373 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	\$ 585,000 -Plan 1	\$ 769,000 -Plan 5	\$ 704,000
Ashford Place	2	\$ 930,000 -Plan 2	\$1,188,000 -Plan 3 w/lattic	\$1,059,000
Cobblestone	3	\$ 615,000 -Plan 1	\$ 679,990 -Plan 3	\$ 651,630
Cypress	2	\$ 759,000 -Plan 1	\$ 899,800 -Plan 4	\$ 829,400
Kelsey Lane	1	\$ 819,800 -Plan 2	\$ 819,800 -Plan 2	\$ 819,800
Montilla	3	\$ 590,000 -Plan 1	\$ 715,000 -Plan 3	\$ 635,000
Oak Park	3	\$ 428,800 -Plan 1	\$ 688,888 -Plan 4	\$ 515,830

There are currently **17 properties available for sale** in Oak Creek.