

# 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 ~ FEBRUARY 2007

### February Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Cobblestone	2	\$ 580,000 -Plan 1	\$ 585,000 -Plan 1	\$ 582,500
Cricket Club	1	\$ 989,000 -Plan 3	\$ 989,000 -Plan 3	\$ 989,000
Kelsey Lane	1	\$ 872,500 -Plan 2 w/attic	\$ 872,500 -Plan 2 w/attic	\$ 872,500
Montilla	1	\$ 670,000 -Plan 3	\$ 670,000 -Plan 3	\$ 670,000
Oak Park	1	\$ 588,000 -Plan 4	\$ 588,000 -Plan 4	\$ 588,000

There were **6 closed sales** reported in the Multiple Listing for the month of **February** 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	\$ 749,800 -Plan 5	\$ 749,800 -Plan 5	\$ 749,800
Aldea	1	\$ 665,000 -Plan 4	\$ 665,000 -Plan 4	\$ 665,000
Ashford Place	2	\$ 899,800 -Plan 1	\$ 925,000 -Plan 1 w/attic	\$ 912,400
Cobblestone	3	\$ 599,900 -Plan 1	\$ 699,900 -Plan 3	\$ 653,300
Cypress	1	\$ 850,000 -Plan 2	\$ 850,000 -Plan 2	\$ 850,000
Oak Park	2	\$ 519,000 -Plan 3	\$ 525,000 -Plan 3	\$ 522,000

There are currently **10 properties in escrow** reported in the Multiple Listing in Oak Creek.

**Active Listings:** NOTE: It is taking an average of **71 days** to currently sell a property in Irvine.  
(As of March 1st, current resale inventory is 842 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	2	\$ 699,000 -Plan 2	\$ 749,000 -Plan 5	\$ 724,000
Aldea	5	\$ 585,000 -Plan 1	\$ 729,000 -Plan 4	\$ 635,560
Ashford Place	2	\$ 870,000 -Plan 2	\$ 929,000 -Plan 1	\$ 899,500
Cobblestone	4	\$ 589,900 -Plan 1	\$ 715,000 -Plan 3	\$ 650,975
Cricket Club	1	\$1,050,000 -Plan 2	\$1,050,000 -Plan 2	\$1,050,000
Kelsey Lane	2	\$ 899,000 -Plan 3	\$ 950,000 -Plan 3 w/attic	\$ 924,500
Kenwood Estates	1	\$1,325,000 -Plan 2	\$1,325,000 -Plan 2	\$1,325,000
Montilla	1	\$ 659,000 -Plan 3	\$ 659,000 -Plan 3	\$ 659,000
Oak Park	7	\$ 437,900 -Plan 1	\$ 569,000 -Plan 3	\$ 490,800

There are currently **25 properties available for sale** in Oak Creek.