

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

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OAK CREEK MARKET UPDATE ~ FEBRUARY 2008

February Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 615,000 -Plan 5	\$ 615,000 -Plan 5	\$ 615,000
Cobblestone	1	\$ 565,000 -Plan 3	\$ 565,000 -Plan 3	\$ 565,000
Montilla	1	\$ 535,000 -Plan 2	\$ 535,000 -Plan 2	\$ 535,000

There were **3 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	\$ 499,900 -Plan 2	\$ 499,900 -Plan 3	\$ 499,900
Kelsey Lane	1	\$ 785,000 -Plan 3	\$ 785,000 -Plan 3	\$ 785,000
Oak Park	1	\$ 479,900 -Plan 3	\$ 479,900 -Plan 3	\$ 479,900

There are currently **3 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **83 days** to currently sell a property in Irvine.
(As of March 1st, current resale inventory is 881 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 3	\$ 679,900 -Plan 3	\$ 637,900
Aldea	6	\$ 535,000 -Plan 2	\$ 675,000 -Plan 4	\$ 606,300
Cobblestone	3	\$ 560,000 -Plan 1	\$ 655,000 -Plan 2	\$ 602,000
Cricket Club	1	\$ 930,000 -Plan 2	\$ 930,000 -Plan 2	\$ 930,000
Cypress	1	\$ 799,000 -Plan 3	\$ 799,000 -Plan 3	\$ 799,000
Kelsey Lane	1	\$ 709,900 -Plan 3	\$ 709,900 -Plan 3	\$ 709,900
Kenwood Estates	3	\$ 1,099,900 -Plan 2	\$ 1,350,000 -Plan 1	\$ 1,256,600
Montilla	3	\$ 489,000 -Plan 1	\$ 639,000 -Plan 2	\$ 542,000
Oak Park	2	\$ 375,000 -Plan 1	\$ 549,000 -Plan 2	\$ 462,000

There are currently **23 properties available for sale** in Oak Creek.