

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”

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OAK CREEK MARKET UPDATE ~ JANUARY 2007

January Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|--------------------|---------------------|---------------------|
| Acacia | 1 | \$ 725,000 -Plan 3 | \$ 725,000 -Plan 3 | \$ 725,000 |
| Cobblestone | 1 | \$ 690,000 -Plan 3 | \$ 690,000 -Plan 3 | \$ 690,000 |
| Oak Park | 1 | \$ 437,000 -Plan 1 | \$ 437,000 -Plan 1 | \$ 437,000 |

There were **3 closed sales** reported in the Multiple Listing for the month of **January** 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 3 | \$ 665,000 -Plan 3 | \$ 665,000 |
| Ashford Place | 1 | \$ 899,800 -Plan 1 | \$ 899,800 -Plan 1 | \$ 899,800 |
| Cobblestone | 2 | \$ 590,000 -Plan 1 | \$ 603,000 -Plan 1 | \$ 596,500 |
| Cricket Club | 1 | \$1,050,000 -Plan 3 | \$1,050,000 -Plan 3 | \$1,050,000 |
| Montilla | 1 | \$ 688,000 -Plan 3 | \$ 688,000 -Plan 3 | \$ 688,000 |
| Oak Park | 2 | \$ 519,000 -Plan 3 | \$ 599,800 -Plan 4 | \$ 559,400 |

There are currently **9 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **84 days** to currently sell a property in Irvine.
(As of February 1st, current resale inventory is 783 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 | \$ 675,000 -Plan 3 | \$ 647,000 |
| Ashford Place | 3 | \$ 870,000 -Plan 2 | \$ 950,000 -Plan 1 w/attic | \$ 916,300 |
| Autumn Glen | 1 | \$1,268,000 -Plan 2 | \$1,268,000 -Plan 2 | \$1,268,000 |
| Cobblestone | 7 | \$ 589,900 -Plan 1 | \$ 715,000 -Plan 3 | \$ 654,800 |
| Cypress | 1 | \$ 850,000 -Plan 2 | \$ 850,000 -Plan 2 | \$ 850,000 |
| Kelsey Lane | 3 | \$ 899,000 -Plan 3 | \$ 950,000 -Plan 2 w/attic | \$ 925,700 |
| 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 | 6 | \$ 415,000 -Plan 1 | \$ 569,000 -Plan 3 | \$ 487,300 |

There are currently **26 properties available for sale** in Oak Creek.