

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 ~ JANUARY 2008

January Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 488,250 -Plan 3	\$ 488,250 -Plan 3	\$ 488,250
Cobblestone	1	\$ 545,000 -Plan 1	\$ 545,000 -Plan 1	\$ 545,000
Oak Park	2	\$ 370,000 -Plan 1	\$ 474,000 -Plan 2	\$ 422,000

There were **4 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>
Cobblestone	1	\$ 599,000 -Plan 3	\$ 599,000 -Plan 3	\$ 599,000
Kelsey Lane	1	\$ 785,000 -Plan 3	\$ 785,000 -Plan 3	\$ 785,000
Montilla	1	\$ 559,900 -Plan 2	\$ 559,900 -Plan 2	\$ 559,900

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

Active Listings: NOTE: It is taking an average of **95 days** to currently sell a property in Irvine.
(As of February 1st, current resale inventory is **903 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	4	\$ 585,000 -Plan 3	\$ 679,900 -Plan 3	\$ 623,700
Aldea	6	\$ 560,000 -Plan 2	\$ 675,000 -Plan 4	\$ 615,300
Cobblestone	3	\$ 560,000 -Plan 1	\$ 655,000 -Plan 2	\$ 605,000
Cricket Club	1	\$ 930,000 -Plan 2	\$ 930,000 -Plan 2	\$ 930,000
Cypress	1	\$ 829,000 -Plan 3	\$ 829,000 -Plan 3	\$ 829,000
Kelsey Lane	1	\$ 709,900 -Plan 3	\$ 709,900 -Plan 3	\$ 709,900
Kenwood Estates	3	\$ 1,175,000 -Plan 2	\$ 1,350,000 -Plan 1	\$ 1,281,700
Montilla	2	\$ 498,000 -Plan 1	\$ 499,000 -Plan 1	\$ 498,500
Oak Park	5	\$ 375,000 -Plan 1	\$ 565,000 -Plan 3	\$ 471,800

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