

# 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**

**[www.OAKCREEKREALESTATE.net](http://www.OAKCREEKREALESTATE.net)**

## OAK CREEK MARKET UPDATE ~ JULY 2007

### July Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|--------------------|---------------------|---------------------|
| Ashford Place    | 1              | \$ 945,000 -Plan 3 | \$ 945,000 -Plan 3  | \$ 945,000          |
| Cobblestone      | 1              | \$ 590,000 -Plan 1 | \$ 590,000 -Plan 1  | \$ 590,000          |
| Cricket Club     | 1              | \$ 957,000 -Plan 1 | \$ 957,000 -Plan 1  | \$ 957,000          |
| Cypress          | 1              | \$ 814,900 -Plan 4 | \$ 814,900 -Plan 4  | \$ 814,900          |
| Kelsey Lane      | 1              | \$ 735,000 -Plan 1 | \$ 735,000 -Plan 1  | \$ 735,000          |
| Oak Park         | 2              | \$ 400,000 -Plan 1 | \$ 497,000 -Plan 2  | \$ 448,500          |

There were **7 closed sales** reported in the Multiple Listing for the month of **JULY** 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                  | \$ 649,900 -Plan 4  | \$ 649,000 -Plan 4  | \$ 649,000           |
| Cobblestone      | 4                  | \$ 599,900 -Plan 1  | \$ 699,000 -Plan 2  | \$ 658,975           |
| Cricket Club     | 1                  | \$1,050,000 -Plan 2 | \$1,050,000 -Plan 2 | \$1,050,000          |
| Cypress          | 2                  | \$ 875,000 -Plan 3  | \$ 880,000 -Plan 4  | \$ 877,500           |
| Oak Park         | 1                  | \$ 410,000 -Plan 1  | \$ 410,000 -Plan 1  | \$ 410,000           |

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

**Active Listings:** NOTE: It is taking an average of **68 days** to currently sell a property in Irvine.  
(As of August 1st, current resale inventory is 1,198 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           | 8               | \$ 629,000 -Plan 2   | \$ 720,000 -Plan 5  | \$ 687,700           |
| Aldea            | 6               | \$ 564,880 -Plan 2   | \$ 699,000 -Plan 4  | \$ 604,630           |
| Autumn Glen      | 1               | \$ 1,350,000 -Plan 2 | \$1,350,000 -Plan 2 | \$1,350,000          |
| Cobblestone      | 5               | \$ 599,000 -Plan 1   | \$ 699,000 -Plan 3  | \$ 650,360           |
| Cricket Club     | 4               | \$ 959,000 -Plan 3   | \$1,089,000 -Plan 3 | \$1,012,000          |
| Cypress          | 10              | \$ 729,900 -Plan 1   | \$ 899,000 -Plan 3  | \$ 827,000           |
| Kelsey Lane      | 1               | \$ 929,000 -Plan 3   | \$ 929,000 -Plan 3  | \$ 929,000           |
| Montilla         | 4               | \$ 569,000 -Plan 1   | \$ 689,250 -Plan 2  | \$ 637,000           |
| Oak Park         | 8               | \$ 395,000 -Plan 1   | \$ 544,999 -Plan 2  | \$ 471,600           |

There are currently **47 properties available for sale** in Oak Creek.