

# TODD MURADIAN

## THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked #1 in closed sales, City of Irvine, years 2001 through 2005”**

**“Ranked #1 in closed sales, Oak Creek, years 2000 through 2005”**

**(949) 250-0015**

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

## OAK CREEK MARKET UPDATE ~ JUNE 2006

### June Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ashford Place	1	\$ 950,000 -Plan 1	\$ 950,000 - Plan 1	\$ 950,000
Autumn Glen	1	\$1,268,625 -Plan 1	\$1,268,625 -Plan 1	\$1,268,625
Cobblestone	1	\$ 614,700 -Plan 1	\$ 614,700 -Plan 1	\$ 614,700
Kelsey Lane	1	\$ 825,000 -Plan 3	\$ 825,000 -Plan 3	\$ 825,000
Oak Park	3	\$ 417,000 -Plan 1	\$ 512,500 -Plan 2	\$ 454,100

There are **7 closed sales** reported in the Multiple Listing for the month of **June** in Oak Creek.

### In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Kelsey Lane	1	\$ 840,000 -Plan 2	\$ 840,000 -Plan 2	\$ 840,000
Kenwood Estates	1	\$1,350,000 -Plan 3	\$1,350,000 -Plan 3	\$1,350,000
Oak Park	2	\$ 429,800 -Plan 1	\$ 600,000 -Plan 4	\$ 514,900

There are currently **4 properties in escrow** reported in the Multiple Listing in Oak Creek.

**Active Listings:** NOTE: It is taking an average of **51 days** to currently sell a property in Irvine.  
(As of July 1st, current resale inventory is 1,049 homes in the city of Irvine.)

<u>Community</u>	<u># Active</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Aldea	3	\$ 619,900 -Plan 1	\$ 699,000 -Plan 4	\$ 672,600
Acacia	3	\$ 589,000 -Plan 1	\$ 745,000 -Plan 5	\$ 684,300
Ashford Place	1	\$ 899,000 -Plan 1X	\$ 899,000 -Plan 1X	\$ 899,000
Autumn Glen	4	\$1,289,000 -Plan 2	\$1,495,000 -Plan 4	\$1,358,250
Cobblestone	7	\$ 630,000 -Plan 1	\$ 729,000 -Plan 3	\$ 690,100
Cricket Club	1	\$ 999,000 -Plan 2	\$ 999,000 -Plan 2	\$ 999,000
Cypress	1	\$ 849,000 -Plan 3	\$ 849,000 -Plan 3	\$ 849,000
Kelsey Lane	1	\$ 809,000 -Plan 2	\$ 809,000 -Plan 2	\$ 809,000
Kenwood Estates	2	\$1,325,000 -Plan 2	\$1,399,000 -Plan 3	\$1,362,000
Montilla	2	\$ 710,000 -Plan 3	\$ 718,800 -Plan 3	\$ 714,400
Oak Park	5	\$ 435,876 -Plan 1	\$ 548,900 -Plan 3	\$ 477,700

There are currently **30 properties available for sale** in Oak Creek.

This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

