

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

OAK CREEK MARKET UPDATE ~ JUNE 2007

June Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Aldea	1	\$ 600,000 -Plan 3	\$ 600,000 -Plan 3	\$ 600,000
Kenwood Estates	1	\$1,270,000 -Plan 2	\$1,270,000 -Plan 2	\$1,270,000
Montilla	1	\$ 670,000 -Plan 3	\$ 670,000 -Plan 3	\$ 670,000

There were **3 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>
Ashford Place	1	\$1,025,000 -Plan 3	\$1,025,000 -Plan 3	\$1,025,000
Cobblestone	4	\$ 598,000 -Plan 1	\$ 699,000 -Plan 3	\$ 641,475
Cricket Club	2	\$ 979,000 -Plan 1	\$1,050,000 -Plan 2	\$1,014,500
Cypress	3	\$ 814,900 -Plan 4	\$ 880,000 -Plan 4	\$ 856,600
Kelsey Lane	1	\$ 799,000 -Plan 3	\$ 799,000 -Plan 3	\$ 799,000
Oak Park	3	\$ 419,000 -Plan 1	\$ 535,000 -Plan 3	\$ 494,600

There are currently **14 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of 74 days to currently sell a property in Irvine.
(As of July 1st, current resale inventory is 1,193 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	7	\$ 649,000 -Plan 2	\$ 715,000 -Plan 3	\$ 693,114
Aldea	7	\$ 569,000 -Plan 1	\$ 699,000 -Plan 4	\$ 626,782
Cobblestone	4	\$ 590,000 -Plan 1	\$ 719,000 -Plan 3	\$ 663,450
Cricket Club	3	\$ 959,000 -Plan 2	\$1,150,000 -Plan 3	\$1,059,000
Cypress	7	\$ 759,900 -Plan 1	\$ 899,000 -Plan 3	\$ 845,593
Kelsey Lane	2	\$ 750,000 -Plan 1	\$ 950,000 -Plan 3	\$ 850,000
Montilla	3	\$ 569,000 -Plan 1	\$ 679,900 -Plan 2	\$ 624,600
Oak Park	9	\$ 410,000 -Plan 1	\$ 609,900 -Plan 4	\$ 480,300

There are currently **42 properties available for sale** in Oak Creek.