

# 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”**

**(949) 250-0015**

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

## OAK CREEK MARKET UPDATE ~ MARCH 2007

### March Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 745,000 -Plan 5	\$ 745,000 -Plan 5	\$ 745,000
Ashford Place	2	\$ 857,000 -Plan 1	\$ 900,000 -Plan 1	\$ 878,500
Cobblestone	1	\$ 650,000 -Plan 2	\$ 650,000 -Plan 2	\$ 650,000
Cypress	1	\$ 805,000 -Plan 2	\$ 805,000 -Plan 2	\$ 805,000
Oak Park	2	\$ 510,000 -Plan 3	\$ 512,500 -Plan 3	\$ 511,250

There were **7 closed sales** reported in the Multiple Listing for the month of **March** 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	\$ 925,000 -Plan 1 w/attic	\$ 925,000 -Plan 1 w/attic	\$ 925,000
Cobblestone	3	\$ 574,900 -Plan 1	\$ 699,900 -Plan 3	\$ 624,900
Oak Park	8	\$ 419,000 -Plan 1	\$ 525,000 -Plan 3	\$ 495,500

There are currently **12 properties in escrow** reported in the Multiple Listing in Oak Creek.

**Active Listings:** NOTE: It is taking an average of **66 days** to currently sell a property in Irvine.  
(As of April 1st, current resale inventory is 962 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	\$ 599,800 -Plan 1	\$ 790,000 -Plan 2	\$ 718,850
Aldea	4	\$ 575,000 -Plan 1	\$ 729,000 -Plan 4	\$ 634,700
Ashford Place	1	\$ 870,000 -Plan 2	\$ 870,000 -Plan 2	\$ 870,000
Cobblestone	2	\$ 610,000 -Plan 1	\$ 689,000 -Plan 2	\$ 649,500
Cricket Club	2	\$1,079,000 -Plan 3	\$1,425,000 -Plan 3X	\$1,252,000
Cypress	4	\$ 799,000 -Plan 1	\$ 899,000 -Plan 4	\$ 856,000
Kelsey Lane	2	\$ 950,000 -Plan 3 w/attic	\$ 985,000 -Plan 3	\$ 924,500
Montilla	1	\$ 696,250 -Plan 3	\$ 696,250 -Plan 3	\$ 696,250
Oak Park	4	\$ 437,900 -Plan 1	\$ 531,900 -Plan 1 3	\$

There are currently **27 properties available for sale** in Oak Creek.