

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 ~ MARCH 2008

March Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Cypress	1	\$ 605,000 -Plan 1	\$ 605,000 -Plan 1	\$ 605,000
Kelsey Lane	1	\$ 750,000 -Plan 3	\$ 750,000 -Plan 3	\$ 750,000
Oak Park	1	\$ 447,500 -Plan 3	\$ 447,500 -Plan 3	\$ 447,500

There were **3 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>
Acacia	1	\$ 499,900 -Plan 2	\$ 499,900 -Plan 3	\$ 499,900
Aldea	1	\$ 625,900 -Plan 4	\$ 625,000 -Plan 4	\$ 625,000
Kenwood Estates	1	\$ 999,900 -Plan 1B	\$ 999,900 -Plan 1B	\$ 999,900
Montilla	2	\$ 489,000 -Plan 1	\$ 498,000 -Plan 1	\$ 493,500

There are currently **5 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of 71 days to currently sell a property in Irvine.
(As of April 1st, current resale inventory is 870 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	3	\$ 599,900 -Plan 4	\$ 679,900 -Plan 3	\$ 642,900
Aldea	5	\$ 535,000 -Plan 2	\$ 640,000 -Plan 4	\$ 593,800
Autumn Glen	1	\$1,150,000 -Plan 1	\$1,150,000 -Plan 1	\$1,150,000
Cobblestone	3	\$ 549,950 -Plan 1	\$ 655,000 -Plan 2	\$ 588,300
Cricket Club	1	\$ 930,000 -Plan 2	\$ 930,000 -Plan 2	\$ 930,000
Cypress	1	\$ 799,000 -Plan 3	\$ 799,000 -Plan 3	\$ 799,000
Kelsey Lane	1	\$ 684,900 -Plan 3	\$ 684,900 -Plan 3	\$ 684,900
Kenwood Estates	2	\$ 1,295,900 -Plan 2	\$1,350,000 -Plan 1	\$1,322,500
Montilla	1	\$ 599,000 -Plan 2	\$ 599,000 -Plan 2	\$ 599,000
Oak Park	3	\$ 375,000 -Plan 1	\$ 549,000 -Plan 2	\$ 437,900

There are currently **21 properties available for sale** in Oak Creek.