

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 ~ MAY 2007

May Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 600,000 -Plan 1	\$ 600,000 -Plan 1	\$ 600,000
Aldea	1	\$ 585,000 -Plan 2	\$ 585,000 -Plan 2	\$ 585,000
Cricket Club	1	\$1,300,000 -Plan 3X	\$1,300,000 -Plan 3X	\$1,300,000
Cypress	2	\$ 727,500 -Plan 1	\$ 885,000 -Plan 4	\$ 806,000
Oak Park	4	\$ 415,000 -Plan 1	\$ 517,000 -Plan 3	\$ 465,500

There were **9 closed sales** reported in the Multiple Listing for the month of **May** 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	\$ 759,000 -Plan 5	\$ 759,000 -Plan 5	\$ 759,000
Aldea	1	\$ 625,000 -Plan 3	\$ 625,000 -Plan 3	\$ 625,000
Kenwood Estates	1	\$1,300,000 -Plan 2	\$1,300,000 -Plan 2	\$1,300,000
Cobblestone	1	\$ 669,000 -Plan 2	\$ 669,000 -Plan 2	\$ 669,000
Cypress	1	\$ 875,000 -Plan 3	\$ 875,000 -Plan 3	\$ 875,000
Oak Park	1	\$ 535,000 -Plan 3	\$ 535,000 -Plan 3	\$ 535,000
Montilla	1	\$ 696,250 -Plan 3	\$ 696,250 -Plan 3	\$ 696,250

There are currently **7 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **63 days** to currently sell a property in Irvine.
(As of June 1st, current resale inventory is 1,166 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	\$ 749,000 -Plan 5	\$ 703,971
Aldea	6	\$ 569,000 -Plan 1	\$ 729,000 -Plan 4	\$ 651,150
Ashford Place	1	\$1,025,000 -Plan 3	\$1,025,000 -Plan 3	\$1,025,000
Cobblestone	5	\$ 590,000 -Plan 1	\$ 719,000 -Plan 3	\$ 659,000
Cricket Club	2	\$ 979,000 -Plan 1	\$1,079,000 -Plan 3	\$1,029,000
Cypress	6	\$ 759,900 -Plan 1	\$ 929,000 -Plan 3	\$ 862,508
Kelsey Lane	2	\$ 785,000 -Plan 3	\$ 950,000 -Plan 3 w/attic	\$ 867,500
Montilla	1	\$ 589,000 -Plan 1	\$ 589,000 -Plan 1	\$ 589,000
Oak Park	11	\$ 415,000 -Plan 1	\$ 609,900 -Plan 4	\$ 480,582

There are currently **41 properties available for sale** in Oak Creek.