

# 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](http://www.OAKCREEKREALESTATE.net)

## OAK CREEK MARKET UPDATE ~ NOVEMBER 2007

### November Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Autumn Glen	1	\$1,225,000 -Plan 2	\$1,225,000 -Plan 2	\$1,225,000
Cobblestone	1	\$ 530,000 -Plan 1	\$ 530,000 -Plan 1	\$ 530,000
Cypress	2	\$ 700,000 -Plan 2	\$ 835,000 -Plan 4	\$ 767,500
Kelsey Lane	1	\$ 750,000 -Plan 3	\$ 750,000 -Plan 3	\$ 750,000
Oak Park	1	\$ 455,000 -Plan 3	\$ 455,000 -Plan 3	\$ 455,000

There were **6 closed sales** reported in the Multiple Listing for the month of **NOVEMBER** 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	2	\$ 575,000 -Plan 2	\$ 645,900 -Plan 3	\$ 610,450
Aldea	1	\$ 569,900 -Plan 4	\$ 569,900 -Plan 4	\$ 569,900
Cobblestone	1	\$ 560,000 -Plan 1	\$ 560,000 -Plan 1	\$ 560,000
Cypress	2	\$ 789,000 -Plan 3	\$ 799,400 -Plan 2	\$ 794,200

There are currently **6 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 December 1st, current resale inventory is 998 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	6	\$ 599,900 -Plan 2	\$ 689,000 -Plan 2	\$ 639,800
Aldea	4	\$ 560,000 -Plan 2	\$ 655,000 -Plan 4	\$ 608,500
Autumn Glen	1	\$ 1,250,000 -Plan 2	\$ 1,250,000 -Plan 2	\$ 1,250,000
Cobblestone	4	\$ 619,900 -Plan 2	\$ 668,000 -Plan 3	\$ 641,975
Cricket Club	1	\$ 959,000 -Plan 2	\$ 959,000 -Plan 2	\$ 959,000
Kenwood Estates	1	\$ 1,350,000 -Plan 3	\$ 1,350,000 -Plan 3	\$ 1,350,000
Montilla	3	\$ 529,000 -Plan 1	\$ 689,250 -Plan 2	\$ 597,700
Oak Park	11	\$ 385,000 -Plan 1	\$ 565,000 -Plan 3	\$ 457,900

There are currently **31 properties available for sale** in Oak Creek.