

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 ~ OCTOBER 2007

October Closed Sales:

Aldea	2	\$ 500,000 -Plan 1	\$ 585,000 -Plan 1	\$ 542,500
Cobblestone	1	\$ 580,000 -Plan 2	\$ 580,000 -Plan 2	\$ 580,000
Cricket Club	1	\$ 930,000 -Plan 3	\$ 930,000 -Plan 3	\$ 930,000
Cypress	1	\$ 835,000 -Plan 4	\$ 835,000 -Plan 4	\$ 835,000
Kelsey Lane	1	\$ 750,000 -Plan 3	\$ 750,000 -Plan 3	\$ 750,000
Oak Park	2	\$ 355,000 -Plan 1	\$ 389,000 -Plan 1	\$ 372,000

There were **8 closed sales** reported in the Multiple Listing for the month of **October** 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	\$ 685,000 -Plan 5	\$ 630,000
Autumn Glen	1	\$1,275,000 -Plan 2	\$1,275,000 -Plan 2	\$1,275,000
Cypress	1	\$ 725,000 -Plan 2	\$ 725,000 -Plan 2	\$ 725,000
Montilla	1	\$ 525,000 -Plan 1	\$ 525,000 -Plan 1	\$ 525,000
Oak Park	1	\$ 485,000 -Plan 3	\$ 485,000 -Plan 3	\$ 485,000

There are currently **6 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 November 1st, current resale inventory is 1,092 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	5	\$ 599,900 -Plan 2	\$ 725,000 -Plan 4	\$ 665,000
Aldea	4	\$ 560,000 -Plan 2	\$ 655,000 -Plan 4	\$ 608,500
Ashford Place	1	\$1,165,000 -Plan 1 Custom	\$1,165,000 -Plan 1 Custom	\$1,165,000
Autumn Glen	1	\$ 1,250,000 -Plan 2	\$1,250,000 -Plan 2	\$1,250,000
Cobblestone	4	\$ 560,000 -Plan 1	\$ 655,000 -Plan 2	\$ 608,800
Cricket Club	1	\$ 959,000 -Plan 2	\$ 959,000 -Plan 2	\$ 959,000
Cypress	4	\$ 725,000 -Plan 4	\$ 799,400 -Plan 2	\$ 765,825
Kelsey Lane	1	\$ 785,000 -Plan 3	\$ 785,000 -Plan 3	\$ 785,000
Montilla	2	\$ 549,000 -Plan 1	\$ 689,250 -Plan 2	\$ 619,125
Oak Park	11	\$ 409,900 -Plan 1	\$ 563,000 -Plan 3	\$ 484,400

There are currently **34 properties available for sale** in Oak Creek.