

# TODD MURADIAN

## THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked #1 in closed sales, City of Irvine, years 2001 through 2006--YTD”**

**“Ranked #1 in closed sales, Oak Creek, years 2000 through 2006--YTD”**

**(949) 250-0015**

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

## OAK CREEK MARKET UPDATE ~ SEPTEMBER 2006

### September Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Aldea	1	\$ 640,000 -Plan 4	\$ 640,000 -Plan 4	\$ 640,000
Montilla	1	\$ 640,000 -Plan 2	\$ 640,000 -Plan 2	\$ 640,000
Oak Park	1	\$ 520,000 -Plan 3	\$ 520,000 -Plan 3	\$ 520,000

There were **3 closed sales** reported in the Multiple Listing for the month of **September** 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	\$ 995,000 -Plan 3	\$ 995,000 -Plan 3	\$ 995,000
Cobblestone	2	\$ 615,000 -Plan 1	\$ 619,900 -Plan 1	\$ 617,000
Oak Park	1	\$ 529,000 -Plan 3	\$ 529,800 -Plan 3	\$ 529,800

There are currently **4 properties in escrow** reported in the Multiple Listing in Oak Creek.

**Active Listings:** NOTE: It is taking an average of **69 days** to currently sell a property in Irvine.  
(As of October 1st, current resale inventory is 1,139 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	\$ 675,950 -Plan 2	\$ 689,000 -Plan 3	\$ 680,900
Aldea	3	\$ 585,000 -Plan 1	\$ 675,000 -Plan 3	\$ 616,300
Ashford Place	1	\$ 989,000 -Plan 2	\$ 989,000 -Plan 2	\$ 989,000
Autumn Glen	2	\$1,399,000 -Plan 3X	\$1,399,000 -Plan 3	\$1,399,000
Cobblestone	4	\$ 715,000 -Plan 2	\$ 729,000 -Plan 3	\$ 719,700
Cricket Club	1	\$1,100,000 -Plan 3	\$1,100,000 -Plan 3	\$1,100,000
Kelsey Lane	5	\$ 814,900 -Plan 1	\$ 988,000 -Plan 2 w/attic	\$ 896,540
Kenwood Estates	2	\$1,392,000 -Plan 1	\$1,399,000 -Plan 3	\$1,395,500
Montilla	5	\$ 645,000 -Plan 2	\$ 725,000 -Plan 3	\$ 681,900
Oak Park	7	\$ 429,000 -Plan 1	\$ 575,000 -Plan 3	\$ 443,840

There are currently **33 properties available for sale** in Oak Creek.