

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 ~ SEPTEMBER 2007

September Closed Sales:

Cypress	1	\$ 650,000 -Plan 1	\$ 650,000 -Plan 1	\$ 650,000
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There was **1 closed sale** 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>
Acacia	1	\$ 685,000 -Plan 5	\$ 685,000 -Plan 5	\$ 685,000
Aldea	2	\$ 529,000 -Plan 1	\$ 599,000 -Plan 1	\$ 564,000
Autumn Glen	1	\$1,275,000 -Plan 2	\$1,275,000 -Plan 2	\$1,275,000
Cobblestone	1	\$ 599,900 -Plan 2	\$ 599,900 -Plan 2	\$ 599,900
Cricket Club	1	\$ 999,000 -Plan 3	\$ 999,000 -Plan 3	\$ 999,000
Cypress	2	\$ 725,000 -Plan 2	\$ 880,000 -Plan 4	\$ 802,500
Montilla	1	\$ 525,000 -Plan 1	\$ 525,000 -Plan 1	\$ 525,000
Oak Park	2	\$ 379,900 -Plan 1	\$ 415,000 -Plan 1	\$ 397,450

There are currently **12 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **68 days** to currently sell a property in Irvine.
(As of October 1st, current resale inventory is 1,126 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	\$ 619,800 -Plan 2	\$ 720,000 -Plan 5	\$ 669,000
Aldea	4	\$ 564,880 -Plan 2	\$ 665,000 -Plan 4	\$ 601,220
Ashford Place	1	\$1,195,000 -Plan 1	\$1,195,000 -Plan 1	\$1,195,000
Autumn Glen	1	\$ 1,250,000 -Plan 2	\$1,250,000 -Plan 2	\$1,250,000
Cobblestone	5	\$ 575,000 -Plan 1	\$ 678,000 -Plan 3	\$ 626,300
Cricket Club	3	\$ 925,000 -Plan 1	\$ 959,000 -Plan 2	\$ 941,300
Cypress	6	\$ 749,900 -Plan 1	\$ 875,000 -Plan 3	\$ 805,350
Kelsey Lane	2	\$ 759,900 -Plan 3	\$ 929,000 -Plan 3	\$ 844,450
Montilla	2	\$ 549,000 -Plan 1	\$ 689,250 -Plan 2	\$ 619,125
Oak Park	11	\$ 395,000 -Plan 1	\$ 599,700 -Plan 4	\$ 480,850

There are currently **42 properties available for sale** in Oak Creek.