

TODD MURADIAN

THE MURADIAN TEAM

Award Winning Team ~ Exceptional Results

“Ranked #1 in closed sales, City of Irvine, years 2001 through 2005”

“Ranked #1 in closed sales, Oak Creek, years 2000 through 2005”

(949) 250-0015

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OAK CREEK MARKET UPDATE ~ APRIL 2006

April Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	2	\$ 725,000 -Plan 5	\$ 732,500 - Plan 4	\$ 728,750
Cricket Club	1	\$ 968,500 -Plan 2	\$ 968,500 -Plan 2	\$ 968,500
Kelsey Lane	1	\$ 941,000 -Plan 3-w/Attic	\$ 941,000 -Plan 3-w/Attic	\$ 941,000
Kenwood Estates	1	\$1,430,000 -Plan 3	\$1,430,000 -Plan 3	\$1,430,000
Montilla	1	\$ 580,000 -Plan 1	\$ 580,000 -Plan 1	\$ 580,000
Oak Park	3	\$ 419,000 -Plan 1	\$ 535,000 -Plan 2	\$ 491,300

There are **9 closed sales** reported in the Multiple Listing for the month of **April** 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	5	\$ 680,000 -Plan 2	\$ 754,900 -Plan 5	\$ 726,380
Aldea	1	\$ 585,800 -Plan 1	\$ 585,800 -Plan 1	\$ 585,800
Autumn Glen	1	\$1,250,000 -Plan 2	\$1,250,000 -Plan 2	\$1,250,000
Cricket Club	1	\$1,000,000 -Plan 1	\$1,000,000 -Plan 1	\$1,000,000
Cypress	2	\$ 735,000 -Plan 1	\$ 735,000 -Plan 1	\$ 735,000
Kelsey Lane	1	\$ 840,000 -Plan 2	\$ 840,000 -Plan 2	\$ 840,000
Montilla	1	\$ 675,000 -Plan 2	\$ 675,000 -Plan 2	\$ 675,000
Oak Park	3	\$ 424,900 -Plan 1	\$ 534,800 -Plan 3	\$ 464,600

There are currently **15 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of 45 days to currently sell a property in Irvine.

(As of May 1st, current resale inventory is 759 homes in the city of Irvine.)

<u>Community</u>	<u># Active</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Aldea	1	\$ 710,000 -Plan 4	\$ 710,000 -Plan 4	\$ 710,000
Autumn Glen	4	\$1,319,000 -Plan 2	\$1,435,000 -Plan 2	\$1,368,250
Ashford Place	1	\$1,069,000 -Plan 1X	\$1,069,000 -Plan 1X	\$1,069,000
Cobblestone	1	\$ 660,876 -Plan 1	\$ 660,876 -Plan 1	\$ 660,876
Cricket Club	1	\$1,098,000 -Plan 2	\$1,098,000 -Plan 2	\$1,098,000
Cypress	2	\$ 879,000 -Plan 4	\$ 909,000 -Plan 4	\$ 894,000
Kelsey Lane	2	\$ 875,000 -Plan 3	\$ 949,000 -Plan 3-w/Attic	\$ 949,000
Kenwood Estates	3	\$1,199,000 -Plan 2	\$1,500,000 -Plan 3	\$1,374,700
Montilla	1	\$ 725,000 -Plan 3	\$ 725,000 -Plan 3	\$ 725,000
Oak Park	5	\$ 409,000 -Plan 1	\$ 549,900 -Plan 3	\$ 549,900

There are currently **21 properties available for sale** in Oak Creek.

This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

