

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”

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www.OAKCREEKREALESTATE.net

OAK CREEK MARKET UPDATE ~ DECEMBER 2007

December Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u> | <u>Highest Sale</u> | <u>Average Sale</u> |
|------------------|----------------|--------------------|---------------------|---------------------|
| Acacia | 1 | \$ 550,000 -Plan 2 | \$ 550,000 -Plan 2 | \$ 550,000 |
| Cypress | 2 | \$ 750,000 -Plan 3 | \$ 775,000 -Plan 2 | \$ 762,500 |

There were **3 closed sales** reported in the Multiple Listing for the month of **DECEMBER** 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 | \$ 645,900 -Plan 3 | \$ 645,900 -Plan 3 | \$ 645,900 |
| Aldea | 1 | \$ 569,900 -Plan 4 | \$ 569,900 -Plan 4 | \$ 569,900 |
| Cobblestone | 1 | \$ 560,000 -Plan 1 | \$ 560,000 -Plan 1 | \$ 560,000 |
| Montilla | 1 | \$ 559,900 -Plan 2 | \$ 559,900 -Plan 2 | \$ 559,900 |
| Oak Park | 2 | \$ 389,800 -Plan 1 | \$ 479,000 -Plan 2 | \$ 434,400 |

There are currently **6 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **81 days** to currently sell a property in Irvine.
(As of January 1st, current resale inventory is 835 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 | \$ 679,900 -Plan 3 | \$ 630,000 |
| Aldea | 5 | \$ 560,000 -Plan 2 | \$ 675,000 -Plan 4 | \$ 621,800 |
| Autumn Glen | 1 | \$ 1,250,000 -Plan 2 | \$ 1,250,000 -Plan 2 | \$ 1,250,000 |
| Cobblestone | 2 | \$ 599,900 -Plan 2 | \$ 655,000 -Plan 2 | \$ 627,450 |
| Kelsey Lane | 1 | \$ 785,000 -Plan 2 | \$ 785,000 -Plan 3 | \$ 785,000 |
| Kenwood Estates | 2 | \$ 1,320,000 -Plan 2 | \$ 1,350,000 -Plan 3 | \$ 1,335,000 |
| Montilla | 2 | \$ 525,000 -Plan 1 | \$ 529,000 -Plan 1 | \$ 527,000 |
| Oak Park | 6 | \$ 409,900 -Plan 1 | \$ 565,000 -Plan 3 | \$ 473,900 |

There are currently **24 properties available for sale** in Oak Creek.