

# TODD MURADIAN

## THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked # 1 in closed sales, City of Irvine, years 2001, 2002, 2003, 2004, and 2005”**

**“Ranked # 1 in closed sales, Oak Creek, years 2001, 2002, 2003, 2004, and 2005”**

**(949) 250-0015**

**[WWW.OAKCREEKREALESTATE.NET](http://WWW.OAKCREEKREALESTATE.NET)**

## OAK CREEK MARKET UPDATE ~ FEBRUARY 2006

### February Closed Sales:

| <u>Community</u> | <u># Sales</u> | <u>Lowest Sale</u>          | <u>Highest Sale</u>          | <u>Average Sale</u> |
|------------------|----------------|-----------------------------|------------------------------|---------------------|
| Ashford Place    | 1              | \$1,060,000 -Plan 3 w/attic | \$1,060,000 - Plan 3 w/attic | \$1,060,000         |
| Cobblestone      | 3              | \$ 600,000 -Plan 1          | \$ 650,000 -Plan 2           | \$ 631,700          |
| Kelsey Lane      | 1              | \$ 819,000 -Plan 2          | \$ 819,000 -Plan 2           | \$ 819,000          |
| Oak Park         | 1              | \$ 511,500 -Plan 3          | \$ 511,500 -Plan 3           | \$ 511,500          |

There are **6 closed sales** reported in the Multiple Listing for the month of **February** 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                  | \$ 585,000 -Plan 1  | \$ 700,000 -Plan 3  | \$ 642,500           |
| Ashford Place    | 1                  | \$1,138,000 -Plan 3 | \$1,138,000 -Plan 3 | \$1,138,000          |
| Cobblestone      | 2                  | \$ 598,000 -Plan 1  | \$ 615,990 -Plan 1  | \$ 606,500           |
| Cricket Club     | 1                  | \$ 995,000 -Plan 2  | \$ 995,000 -Plan 2  | \$ 995,000           |
| Kelsey Lane      | 1                  | \$ 769,900 -Plan 1  | \$ 769,900 -Plan 1  | \$ 769,900           |
| Montilla         | 4                  | \$ 574,900 -Plan 1  | \$ 725,000 -Plan 3  | \$ 621,975           |
| Oak Park         | 4                  | \$ 410,000 -Plan 1  | \$ 549,800 -Plan 3  | \$ 480,900           |

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

### Active Listings: NOTE: It is taking an average of 40 days to currently sell a property in Irvine.

(As of March 1st, current resale inventory is 534 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               | \$ 719,000 -Plan 3  | \$ 759,000 -Plan 5  | \$ 745,300           |
| Aldea            | 1               | \$ 585,800 -Plan 1  | \$ 585,800 -Plan 1  | \$ 585,800           |
| Autumn Glen      | 1               | \$1,350,000 -Plan 1 | \$1,350,000 -Plan 1 | \$1,350,000          |
| Ashford Place    | 1               | \$ 899,000 -Plan 2  | \$ 899,000 -Plan 2  | \$ 899,000           |
| Cricket Club     | 1               | \$1,039,000 -Plan 1 | \$1,039,000 -Plan 1 | \$1,039,000          |
| Cypress          | 3               | \$ 759,800 -Plan 1  | \$ 899,800 -Plan 4  | \$ 819,530           |
| Kenwood Estates  | 2               | \$1,469,900 -Plan 3 | \$1,500,000 -Plan 3 | \$1,484,950          |
| Montilla         | 2               | \$ 598,000 -Plan 1  | \$ 750,000 -Plan 3  | \$ 674,000           |
| Oak Park         | 7               | \$ 424,900 -Plan 1  | \$ 688,888 -Plan 4  | \$ 495,500           |

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