

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

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OAK CREEK MARKET UPDATE ~ JULY 2006

July Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Kelsey Lane	1	\$ 785,000 -Plan 2	\$ 785,000 -Plan 2	\$ 785,000
Oak Park	1	\$ 429,800 -Plan 1	\$ 429,800 -Plan 1	\$ 429,800

There are **2 closed sales** reported in the Multiple Listing for the month of **July** 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	\$ 589,000 -Plan 1	\$ 738,800 -Plan 5	\$ 663,900
Aldea	1	\$ 720,000 -Plan 4	\$ 720,000 -Plan 4	\$ 720,000
Ashford Place	1	\$ 929,000 -Plan 1X	\$ 929,000 -Plan 1X	\$ 929,000
Autumn Glen	1	\$1,350,000 -Plan 3	\$1,350,000 -Plan 3	\$1,350,000
Cobblestone	2	\$ 659,000 -Plan 1	\$ 699,800 -Plan 3	\$ 679,400
Cypress	2	\$ 800,000 -Plan 2	\$ 850,000 -Plan 2	\$ 850,000
Kenwood Estates	1	\$1,325,000 -Plan 2	\$1,325,000 -Plan 2	\$1,325,000
Oak Park	2	\$ 435,876 -Plan 1	\$ 600,000 -Plan 4	\$ 517,900

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

Active Listings: NOTE: It is taking an average of 57 days to currently sell a property in Irvine.
(As of August 1st, current resale inventory is 1,104 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	1	\$ 699,000 -Plan 4	\$ 699,000 -Plan 4	\$ 699,000
Aldea	2	\$ 600,000 -Plan 1	\$ 665,000 -Plan 4	\$ 632,500
Ashford Place	1	\$1,095,000 -Plan 3X	\$1,095,000 -Plan 3X	\$1,095,000
Autumn Glen	1	\$1,288,000 -Plan 2	\$1,288,000 -Plan 2	\$1,288,000
Cobblestone	6	\$ 619,900 -Plan 1	\$ 729,000 -Plan 3	\$ 681,300
Cricket Club	1	\$1,125,000 -Plan 3	\$1,125,000 -Plan 3	\$1,125,000
Cypress	1	\$ 849,000 -Plan 3	\$ 849,000 -Plan 3	\$ 849,000
Kenwood Estates	1	\$1,399,000 -Plan 3	\$1,399,000 -Plan 3	\$1,399,000
Montilla	4	\$ 649,500 -Plan 2	\$ 718,800 -Plan 3	\$ 685,800
Oak Park	8	\$ 433,900 -Plan 1	\$ 559,900 -Plan 3	\$ 500,200

There are currently **26 properties available for sale** in Oak Creek.