

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 ~ JUNE 2006

June Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ashford Place	1	\$ 950,000 -Plan 1	\$ 950,000 - Plan 1	\$ 950,000
Autumn Glen	1	\$1,268,625 -Plan 1	\$1,268,625 -Plan 1	\$1,268,625
Cobblestone	1	\$ 614,700 -Plan 1	\$ 614,700 -Plan 1	\$ 614,700
Kelsey Lane	1	\$ 825,000 -Plan 3	\$ 825,000 -Plan 3	\$ 825,000
Oak Park	3	\$ 417,000 -Plan 1	\$ 512,500 -Plan 2	\$ 454,100

There are **7 closed sales** reported in the Multiple Listing for the month of **June** in Oak Creek.

In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Kelsey Lane	1	\$ 840,000 -Plan 2	\$ 840,000 -Plan 2	\$ 840,000
Kenwood Estates	1	\$1,350,000 -Plan 3	\$1,350,000 -Plan 3	\$1,350,000
Oak Park	2	\$ 429,800 -Plan 1	\$ 600,000 -Plan 4	\$ 514,900

There are currently **4 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **51 days** to currently sell a property in Irvine.
(As of July 1st, current resale inventory is 1,049 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	3	\$ 619,900 -Plan 1	\$ 699,000 -Plan 4	\$ 672,600
Acacia	3	\$ 589,000 -Plan 1	\$ 745,000 -Plan 5	\$ 684,300
Ashford Place	1	\$ 899,000 -Plan 1X	\$ 899,000 -Plan 1X	\$ 899,000
Autumn Glen	4	\$1,289,000 -Plan 2	\$1,495,000 -Plan 4	\$1,358,250
Cobblestone	7	\$ 630,000 -Plan 1	\$ 729,000 -Plan 3	\$ 690,100
Cricket Club	1	\$ 999,000 -Plan 2	\$ 999,000 -Plan 2	\$ 999,000
Cypress	1	\$ 849,000 -Plan 3	\$ 849,000 -Plan 3	\$ 849,000
Kelsey Lane	1	\$ 809,000 -Plan 2	\$ 809,000 -Plan 2	\$ 809,000
Kenwood Estates	2	\$1,325,000 -Plan 2	\$1,399,000 -Plan 3	\$1,362,000
Montilla	2	\$ 710,000 -Plan 3	\$ 718,800 -Plan 3	\$ 714,400
Oak Park	5	\$ 435,876 -Plan 1	\$ 548,900 -Plan 3	\$ 477,700

There are currently **30 properties available for sale** in Oak Creek.