

# 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 ~ JANUARY 2006

### January Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 635,000 -Plan 2	\$ 635,000 -Plan 2	\$ 635,000
Ashford Place	1	\$ 925,000 -Plan 3	\$ 925,000 -Plan 3	\$ 925,000
Kelsey Lane	1	\$ 768,000 -Plan 1	\$ 768,000 -Plan 1	\$ 768,000
Oak Park	1	\$ 425,000 -Plan 1	\$ 425,000 -Plan 1	\$ 425,000

There are **4 closed sales** reported in the Multiple Listing for the month of **January** 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	3	\$ 585,000 -Plan 1	\$ 769,000 -Plan 5	\$ 684,700
Ashford Place	1	\$1,150,000 -Plan 3 w/attic	\$1,150,000 -Plan 3 w/attic	\$1,150,000
Cobblestone	3	\$ 600,000 -Plan 1	\$ 679,990 -Plan 3	\$ 646,630
Montilla	1	\$ 598,000 -Plan 1	\$ 598,000 -Plan 1	\$ 598,000
Oak Park	2	\$ 428,800 -Plan 1	\$ 519,900 -Plan 3	\$ 474,350

There are currently **10 properties in escrow** reported in the Multiple Listing in Oak Creek.

### Active Listings: NOTE: It is taking an average of **46 days** to currently sell a property in Irvine.

(As of February 1st, current resale inventory is **418 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	2	\$ 699,000 -Plan 3	\$ 759,000 -Plan 5	\$ 729,000
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
Cobblestone	2	\$ 598,000 -Plan 1	\$ 615,000 -Plan 1	\$ 606,500
Cypress	2	\$ 899,000 -Plan 1	\$ 899,800 -Plan 4	\$ 899,400
Kelsey Lane	1	\$ 819,800 -Plan 2	\$ 819,800 -Plan 2	\$ 819,800
Montilla	4	\$ 574,900 -Plan 1	\$ 725,000 -Plan 3	\$ 631,225
Oak Park	5	\$ 410,000 -Plan 1	\$ 688,888 -Plan 4	\$ 497,760

There are currently **18 properties available for sale** in Oak Creek.