

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”

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OAK CREEK MARKET UPDATE ~ MARCH 2006

March Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 700,000 -Plan 3	\$ 700,000 - Plan 3	\$ 700,000
Cobblestone	3	\$ 597,000 -Plan 1	\$ 650,000 -Plan 2	\$ 617,300
Montilla	3	\$ 580,000 -Plan 1	\$ 715,000 -Plan 3	\$ 627,700
Oak Park	3	\$ 407,000 -Plan 1	\$ 530,000 -Plan 3	\$ 452,300

There are **10 closed sales** reported in the Multiple Listing for the month of **March** 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	4	\$ 699,000 -Plan 3	\$ 759,000 -Plan 5	\$ 739,000
Ashford Place	1	\$1,138,000 -Plan 3	\$1,138,000 -Plan 3	\$1,138,000
Cypress	3	\$ 735,000 -Plan 1	\$ 820,000 -Plan 2	\$ 774,700
Cricket Club	1	\$ 995,000 -Plan 2	\$ 995,000 -Plan 2	\$ 995,000
Kelsey Lane	2	\$ 769,900 -Plan 1	\$ 959,000 -Plan 3	\$ 864,450
Kenwood Estates	1	\$1,450,000 -Plan 3	\$1,450,000 -Plan 3	\$1,450,000
Montilla	1	\$ 598,000 -Plan 1	\$ 598,000 -Plan 1	\$ 598,000
Oak Park	6	\$ 424,900 -Plan 1	\$ 535,000 -Plan 3	\$ 517,300

There are currently **19 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **41 days** to currently sell a property in Irvine.
(As of April 1st, current resale inventory is 650 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	1	\$ 585,800 -Plan 1	\$ 585,800 -Plan 1	\$ 585,800
Autumn Glen	2	\$1,319,000 -Plan 2	\$1,450,000 -Plan 3	\$1,384,500
Ashford Place	1	\$ 869,000 -Plan 2	\$ 869,000 -Plan 2	\$ 869,000
Cobblestone	1	\$ 660,876 -Plan 1	\$ 660,876 -Plan 1	\$ 660,876
Cricket Club	1	\$1,000,000 -Plan 1	\$1,000,000 -Plan 1	\$1,000,000
Cypress	2	\$ 885,000 -Plan 4	\$ 909,000 -Plan 4	\$ 897,000
Kelsey Lane	2	\$ 860,000 -Plan 2	\$ 875,000 -Plan 3	\$ 867,500
Kenwood Estates	2	\$1,249,000 -Plan 2	\$1,399,900 -Plan 3	\$1,324,450
Montilla	2	\$ 685,000 -Plan 2	\$ 725,000 -Plan 3	\$ 705,000
Oak Park	3	\$ 424,900 -Plan 1	\$ 439,900 -Plan 1	\$ 433,230

There are currently **17 properties available for sale** in Oak Creek.

This representation is based on sales & data reported by multiple brokers & agents to the Association of Realtors and its Multiple Listing Service. Some listings and sales may not be those of Prudential California Realty. Neither the Association of Realtors nor its MLS guarantees the accuracy of its data, which may not reflect all of the real estate activity in the area.

