

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 ~ NOVEMBER 2006

November Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 663,000 -Plan 2	\$ 663,000 -Plan 2	\$ 663,000
Aldea	1	\$ 589,000 -Plan 2	\$ 589,000 -Plan 2	\$ 589,000
Autumn Glen	1	\$1,375,000 -Plan 3X	\$1,375,000 -Plan 3X	\$1,375,000
Cobblestone	1	\$ 678,800 -Plan 3	\$ 678,800 -Plan 3	\$ 678,800
Cricket Club	1	\$1,019,000 -Plan 3	\$1,019,000 -Plan 3	\$1,019,000
Montilla	1	\$ 570,000 -Plan 1	\$ 570,000 -Plan 1	\$ 570,000
Oak Park	1	\$ 480,000 -Plan 2	\$ 480,000 -Plan 2	\$ 480,000

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

In Escrow:

<u>Community</u>	<u># in Escrow</u>	<u>Low Price</u>	<u>High Price</u>	<u>Average Price</u>
Cobblestone	2	\$ 619,800 -Plan 1	\$ 619,800 -Plan 1	\$ 619,800
Cypress	1	\$ 899,900 -Plan 4	\$ 899,900 -Plan 4	\$ 899,900
Montilla	3	\$ 620,000 -Plan 2	\$ 695,000 -Plan 3	\$ 663,300
Oak Park	1	\$ 410,000 -Plan 1	\$ 410,000 -Plan 1	\$ 410,000

There are currently **7 properties in escrow** reported in the Multiple Listing in Oak Creek.

Active Listings: NOTE: It is taking an average of **82 days** to currently sell a property in Irvine.
(As of December 1st, current resale inventory is **930 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	\$ 669,999 -Plan 3	\$ 775,000 -Plan 5	\$ 724,500
Aldea	2	\$ 665,000 -Plan 3	\$ 749,900 -Plan 4	\$ 707,450
Ashford Place	3	\$ 899,800 -Plan 1	\$ 950,000 -Plan 1 w/attic	\$ 916,600
Autumn Glen	1	\$1,268,000 -Plan 2	\$1,268,000 -Plan 2	\$1,268,000
Cobblestone	7	\$ 605,000 -Plan 1	\$ 717,900 -Plan 3	\$ 663,500
Cypress	1	\$ 850,000 -Plan 2	\$ 850,000 -Plan 2	\$ 850,000
Kelsey Lane	3	\$ 849,000 -Plan 2	\$ 980,000 -Plan 2 w/attic	\$ 919,000
Kenwood Estates	2	\$1,350,000 -Plan 2	\$1,475,000 -Plan 4	\$1,412,500
Montilla	2	\$ 688,000 -Plan 3	\$ 698,000 -Plan 3	\$ 693,000
Oak Park	4	\$ 435,000 -Plan 1	\$ 599,800 -Plan 4	\$ 530,925

There are currently **27 properties available for sale** in Oak Creek.