

# TODD MURADIAN

## THE MURADIAN TEAM

*Award Winning Team ~ Exceptional Results*

**“Ranked #1 in closed sales, City of Irvine, years 2001 through 2010”**

**“Ranked #1 in closed sales, Oak Creek, years 2000 through 2010”**

**(949) 720-0100**

**www.OAKCREEKREALESTATE.net**

## OAK CREEK MARKET UPDATE ~ JANUARY 2011

### JANUARY Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	3	\$ 495,000 -Plan 2	\$ 540,000 -Plan 4	\$ 512,000
Kelsey Lane	1	\$ 709,000 -Plan 2	\$ 709,000 -Plan 2	\$ 709,000

There were **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>
Ashford Place	1	\$ 825,000 -Plan 1	\$ 825,000 -Plan 2	\$ 825,000
Cypress	2	\$ 574,900 -Plan 3	\$ 719,000 -Plan 3	\$ 647,000
Montilla	1	\$ 539,000 -Plan 3	\$ 539,000 -Plan 3	\$ 539,000
Oak Park	2	\$ 300,000 -Plan 3	\$ 479,000 -Plan 4	\$ 389,500

There are currently **6 properties in escrow** reported in the Multiple Listing in Oak Creek.

**Active Listings:** NOTE: It is taking an average of **110 days** to currently sell a property in Irvine.  
(As of February 1st, current MLS inventory is 696 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	4	\$ 475,000 -Plan 1	\$ 525,000 -Plan 3	\$ 502,000
Aldea	5	\$ 459,000 -Plan 3	\$ 550,000 -Plan 4	\$ 495,000
Ashford Place	2	\$ 789,500 -Plan 1	\$ 829,000 -Plan 3	\$ 809,250
Cobblestone	2	\$ 559,800 -Plan 3	\$ 589,000 -Plan 3	\$ 574,400
Cricket Club	2	\$ 898,000 -Plan 1	\$ 928,000 -Plan 3	\$ 913,000
Cypress	1	\$ 600,000 -Plan 2	\$ 600,000 -Plan 2	\$ 600,000
Kelsey Lane	2	\$ 750,000 -Plan 2X	\$ 825,000 -Plan 3X	\$ 787,500
Kenwood Estates	1	\$1,049,000 -Plan 3X	\$1,049,000 -Plan 3X	\$1,049,000
Montilla	2	\$ 499,000 -Plan 3	\$ 539,900 -Plan 3	\$ 519,450
Oak Park	7	\$ 270,000 -Plan 1	\$ 495,000 -Plan 4	\$ 335,000

There are currently **28 properties available for sale** in Oak Creek.