

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 ~ MARCH 2011

MARCH Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Aldea	1	\$ 495,000 -Plan 3	\$ 495,000 -Plan 3	\$ 495,000
Ashford Place	1	\$ 805,000 -Plan 3X	\$ 805,000 -Plan 3X	\$ 805,000
Cypress	1	\$ 625,000 -Plan 3	\$ 625,000 -Plan 3	\$ 625,000
Kelsey Lane	1	\$ 670,000 -Plan 2	\$ 670,000 -Plan 2	\$ 670,000
Montilla	1	\$ 499,900 -Plan 3	\$ 499,000 -Plan 3	\$ 499,000

There were **5 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>
Aldea	2	\$ 430,000 -Plan 3	\$ 459,000 -Plan 3	\$ 444,500
Autumn Glen	1	\$ 800,000 -Plan 2	\$ 800,000 -Plan 2	\$ 800,000
Cobblestone	1	\$ 575,000 -Plan 3	\$ 575,000 -Plan 3	\$ 575,000
Cricket Club	1	\$ 789,000 -Plan 2	\$ 789,000 -Plan 2	\$ 789,000
Cypress	1	\$ 681,000 -Plan 2	\$ 681,000 -Plan 2	\$ 681,000
Kelsey Lane	2	\$ 750,000 -Plan 3X	\$ 799,000 -Plan 3X	\$ 774,500
Oak Park	2	\$ 287,500 -Plan 1	\$ 429,000 -Plan 3	\$ 358,250

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

Active Listings: NOTE: It is taking an average of **99 days** to currently sell a property in Irvine.
(As of April 1st, current MLS inventory is **788 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	5	\$ 439,000 -Plan 1	\$ 525,000 -Plan 3	\$ 482,200
Aldea	2	\$ 459,000 -Plan 1	\$ 508,000 -Plan 3	\$ 483,500
Ashford Place	3	\$ 795,000 -Plan 1	\$1,025,000 -Plan 3X	\$ 905,000
Cobblestone	1	\$ 550,000 -Plan 3	\$ 550,000 -Plan 3	\$ 550,000
Cricket Club	1	\$ 855,000 -Plan 1	\$ 855,000 -Plan 1	\$ 855,000
Cypress	1	\$ 705,000 -Plan 3	\$ 705,000 -Plan 3	\$ 705,000
Kelsey Lane	2	\$ 624,900 -Plan 1	\$ 809,000 -Plan 3X	\$ 716,950
Kenwood Estates	1	\$1,049,000 -Plan 3X	\$1,049,000 -Plan 3X	\$1,049,000
Montilla	1	\$ 539,900 -Plan 3	\$ 539,900 -Plan 3	\$ 539,900
Oak Park	10	\$ 270,000 -Plan 1	\$ 479,900 -Plan 4	\$ 370,000

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