

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

www.OAKCREEKREALESTATE.net

OAK CREEK MARKET UPDATE ~ OCTOBER 2006

October Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Ashford Place	1	\$ 930,000 -Plan 3	\$ 930,000 -Plan 3	\$ 930,000
Cobblestone	1	\$ 610,000 -Plan 1	\$ 610,000 -Plan 1	\$ 610,000
Oak Park	1	\$ 500,000 -Plan 3	\$ 500,000 -Plan 3	\$ 500,000

There were **3 closed sales** reported in the Multiple Listing for the month of **October** 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	1	\$ 677,800 -Plan 2	\$ 677,800 -Plan 2	\$ 677,800
Autumn Glen	1	\$1,399,000 -Plan 3X	\$1,399,000 -Plan 3X	\$ 677,800
Cobblestone	4	\$ 615,000 -Plan 1	\$ 719,800 -Plan 3	\$ 651,500
Cricket Club	1	\$1,050,000 -Plan 3	\$1,050,000 -Plan 3	\$1,050,000

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

Active Listings: NOTE: It is taking an average of 77 days to currently sell a property in Irvine.
(As of November 1st, current resale inventory is 1,097 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	\$ 670,000 -Plan 2	\$ 779,000 -Plan 5	\$ 724,500
Aldea	2	\$ 665,000 -Plan 3	\$ 749,900 -Plan 4	\$ 707,450
Ashford Place	2	\$ 900,000 -Plan 2	\$ 910,000 -Plan 1	\$ 905,000
Cobblestone	5	\$ 619,800 -Plan 1	\$ 729,000 -Plan 3	\$ 672,400
Kelsey Lane	4	\$ 799,990 -Plan 1	\$ 980,000 -Plan 2 w/attic	\$ 894,250
Kenwood Estates	3	\$1,375,000 -Plan 2	\$1,399,000 -Plan 3	\$1,389,000
Montilla	5	\$ 589,000 -Plan 1	\$ 699,900 -Plan 3	\$ 655,780
Oak Park	8	\$ 480,000 -Plan 2	\$ 610,000 -Plan 4	\$ 548,360

There are currently **31 properties available for sale** in Oak Creek.