

# 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](http://www.OakCreekRealEstate.net)**

## OAK CREEK MARKET UPDATE ~ DECEMBER 2011

### Closed Sales:

<u>Community</u>	<u># Sales</u>	<u>Lowest Sale</u>	<u>Highest Sale</u>	<u>Average Sale</u>
Acacia	1	\$ 425,000 -Plan 2	\$ 425,000 -Plan 2	\$ 425,000
Aldea	1	\$ 425,000 -Plan 3	\$ 425,000 -Plan 3	\$ 425,000
Cobblestone	1	\$ 492,000 -Plan 3	\$ 492,000 -Plan 3	\$ 492,000
Cricket Club	1	\$ 888,000 -Plan 3	\$ 888,000 -Plan 3	\$ 888,000
Montilla	1	\$ 357,000 -Plan 1	\$ 357,000 -Plan 1	\$ 357,000

There were **5 closed sales** reported in the Multiple Listing for the month of December in Oak Creek.

### In Escrow:

<u>Community</u>	<u># Sales</u>	<u>Lowest Price</u>	<u>Highest Price</u>	<u>Average Price</u>
Aldea	1	\$ 430,000 -Plan 2	\$ 430,000 -Plan 2	\$ 430,000
Ashford Place	2	\$ 869,000 -Plan 1	\$ 879,000 -Plan 3	\$ 874,000
Cypress	1	\$ 610,000 -Plan 2	\$ 610,000 -Plan 2	\$ 610,000
Kelsey Lane	1	\$ 759,000 -Plan 2	\$ 759,000 -Plan 2	\$ 759,000
Montilla	2	\$ 389,900 -Plan 1	\$ 485,000 -Plan 2	\$ 437,450
Oak Park	7	\$ 235,000 -Plan 1	\$ 349,000 -Plan 2	\$ 296,271

There are currently **14 properties in escrow** reported in the Multiple Listing in Oak Creek.

### Active Listings: NOTE: It is taking an average of 109 days to currently sell a property in Irvine.

(As of December 1st, current MLS inventory is 573 homes in the city of Irvine.)

<u>Community</u>	<u># Sales</u>	<u>Lowest Price</u>	<u>Highest Price</u>	<u>Average Price</u>
Acacia	2	\$ 499,000 -Plan 3	\$ 595,000 -Plan 5	\$ 547,000
Cobblestone	1	\$ 545,000 -Plan 1	\$ 545,000 -Plan 1	\$ 545,000
Cricket Club	1	\$ 825,000 -Plan 1	\$ 825,000 -Plan 1	\$ 825,000
Kelsey Lane	3	\$ 650,000 -Plan 1	\$ 960,000 -Plan 3	\$ 753,333
Kenwood	3	\$ 979,900 -Plan 2	\$1,139,000 -Plan 2	\$1,066,300
Montilla	2	\$ 485,000 -Plan 2	\$ 519,800 -Plan 2	\$ 507,933
Oak Park	5	\$ 298,000 -Plan 1	\$ 370,000 -Plan 3	\$ 336,200

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