



La Cañada Real Estate 101

Inside the 91011 Community

February, 2019



Find out what your home is worth at ImUrAgent.com

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Kathy's Real Estate Notes

Hello Everyone:

February is here and I believe it's safe to say we are not experiencing a drought any more. Hope you have all stayed safe and dry with all the rain that we've experienced. We currently have 38 active listings in our school district. Our least expensive property on the market is a 3 bedroom 2 bath at 5105 Angeles Crest Hwy, from the looks of that property it is a major fixer and might not qualify for financing, they are asking \$739,000. Our highest priced property is still the property at 1856 Foothill Blvd., behind the YMCA for an asking price of \$9,750,000.

As you can see on the next page, January was an extremely slow month of sales in real estate. We only had 3 properties successfully close escrow in the school district. All three sold for below the asking price. However, our average price per square foot went up from \$640.27 in December to \$695.56 in January. Please remember the average prices that I quote you every month have many variables. I would be happy to meet and explain those variables to you.

If you are thinking of selling, this truly is a WONDERFUL time. I would be honored to help you. If you know someone that would like to live here, I would love to help them. If you have any questions about real estate or just want to know what your property would sell for PLEASE call me at (818)949-5205 or email me at Kathy@imuragent.com. I look forward to hearing from you...



SUCCESSFUL JANUARY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4545 Daleridge Road	\$1,100,000	\$950,000	1,322	\$718.61
1025 Olive Lane	\$3,849,000	\$3,750,000	5,101	\$735.15
4158 Commonwealth Avenue	\$8,495,000	\$8,000,000	12,640	\$632.91

**THINKING OF SELLING
THIS IS THE TIME
CALL ME 818-949-5205
LET'S DISCUSS STRATEGY!**

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Community Happenings

Hello and Happy February:

This is the big Birthday Month for my family. We celebrate my Nephews both born on February 6th, then my Mother on February 9th and then finally myself of the 13th. We will be eating a lot of birthday cake this month. During this time I'm always reminded of how lucky I am to have this wonderful community and to have the love and support of wonderful friends and clients.

Thank you in advance for considering me for any real estate needs that you or any of your family/friends might have. Have a great month....

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday	Across from Memorial Park
Valentine's Day	Thursday, February 14th	All LCUSD Schools Closed
President's Day Weekend (No School)	Friday, February 15th-Monday, February 18th	All LCUSD
Pacific Camellia Society Show	Friday, February 16th 1:00-4:00pm & Saturday, February 17th 9:00am-4:30pm	Descanso Gardens
Booster Blingo Bingo	Saturday, February 23rd 6:00-10:00 pm	The Thursday Club



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