



La Cañada Real Estate 101

Inside the 91011 Community

January, 2019



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Kathy's Real Estate Notes

Hello Everyone:

Happy New Year! A new year and endless possibilities. December was a very busy month in real estate and we are seeing more properties coming on the market. We currently have 35 active listings in our school district. Last year at this time we had only 19. People are selling! Our least expensive property that is available is still the 2 bedroom 1 bath at 1906 Glenhaven Drive. It was purchased in July of last year for \$675,000 and remodeled and they have now reduced the price to \$850,000. Our highest priced property just hit the market today, 1856 Foothill Blvd., behind the YMCA for an asking price of \$9,750,000.

As you can see on the next page, we had 25 properties successfully close escrow in the month of December in the school district. Out of those, 18 sold for less than the asking price and 6 sold for over the asking price. Our average price per square foot went down from \$815.68 in November to \$640.27 in December. 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...



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SUCCESSFUL DECEMBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
1901 Parkdale Place	\$899,000	\$865,000	1,776	\$487.05
4435 Alta Canyon Road	\$888,000	\$920,000	1,654	\$556.23
5132 Crown Avenue	\$1,000,000	\$1,020,000	1,610	\$633.54
5326 Palm Drive	\$998,000	\$1,050,000	1,272	\$825.47
5377 Godbey Drive	\$1,149,000	\$1,090,000	2,112	\$516.10
4802 La Cañada Boulevard	\$1,248,000	\$1,195,000	1,991	\$600.20
4526 El Camino Corto	\$1,229,000	\$1,210,000	2,027	\$596.94
4520 ALveo Road	\$1,195,000	\$1,230,000	1,977	\$622.15
5135 Crown Avenue	\$1,399,000	\$1,350,000	1,990	\$678.39
4832 Del Monte Road	\$1,549,000	\$1,471,875	2,430	\$605.71
4057 Dover Road	\$1,500,000	\$1,645,000	1,900	\$865.79
4377 Cornishon Avenue	\$1,795,000	\$1,780,000	2,441	\$729.21
4956 Alta Canyon Road	\$1,898,000	\$1,833,000	2,882	\$636.02
3848 Hampstead Road	\$1,895,000	\$1,850,000	2,886	\$641.03
1314 Padres Trail	\$1,899,000	\$1,889,000	2,219	\$851.28
1314 El Vago Street	\$1,999,999	\$1,900,000	3,159	\$601.46
5011 Jarvis Avenue	\$1,999,000	\$1,960,000	3,543	\$553.20
5140 Jarvis Avenue	\$2,095,000	\$2,050,000	4,357	\$470.51
1930 Lombardy Drive	\$2,198,000	\$2,095,000	3,423	\$612.04
911 Milmada Drive	\$2,100,000	\$2,100,000	3,573	\$587.74
1251 Inverness Drive	2,295,000	\$2,175,000	3,894	\$558.55
1435 El Vago Street	\$3,199,000	\$2,800,000	5,451	\$513.67
2024 Orchard Lane	\$3,195,000	\$2,800,000	3,597	\$778.43
1025 Olive Lane	\$3,849,000	\$3,750,000	5,101	\$735.15
4385 Commonwealth Avenue	\$8,495,000	\$8,00,000	10,655	\$750.82

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I M U R A G E N T



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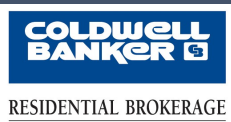
Community Happenings

Hello and Happy January:

Happy 2019!!!! I wish everyone a HEALTY and Prosperous Year. I am truly blessed to be able to work in a wonderful close knit community. The Holidays always remind me of what a special community we have here and how we are all like family. Truly one of a kind.

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
Martin Luther King Jr. Day	Monday, January 21st	All LCUSD Schools Closed



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