



La Cañada Real Estate 101

Inside the 91011 Community

April, 2019



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Kathy's Real Estate Notes

Hello Everyone:

April is here and the rain has finally let up. We are in the Spring selling season of our real estate market. We are seeing more and more properties coming on the market. We currently have 44 active listings in our school district and another 9 properties that are available in the Sagebrush area of town. There are many more properties getting ready to come on the market, Sellers are ready to sell and that is good news for the Buyers. 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 \$795,000. Our highest priced property just hit the market came on the market this week, it is the beautiful property at 607 Foxwood with an asking price of \$11,000,000. This is truly a gem in our town. It was on the La Cañada 7/8 Home Tour when I co-chaired the event many years ago.

As you can see on the next page, we had 12 properties successfully close escrow in the month of March in the school district. Out of those 12, 4 sold for over the asking price and 7 sold for under. Our average price per square foot went down slightly from \$684.07 in February to \$678.01 in March. 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 MARCH CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
5324 Godbey Drive	\$1,050,000	\$1,055,000	1,900	\$555.26
217 Lamour Drive	\$1,050,000	\$1,075,000	1,423	\$755.45
4603 Commonwealth Avenue	\$1,000,000	\$1,125,000	1,885	\$596.82
4751 La Canada Blvd.	\$1,199,888	\$1,183,000	1,387	\$852.92
1703 Verdugo Blvd.	\$1,345,000	\$1,233,000	2,701	\$456.50
1336 El Vago Street	\$1,549,000	\$1,500,000	1,836	\$816.99
4362 Hayman Avenue	\$1,550,000	\$1,550,000	2,652	\$584.46
461 Noren Street	\$1,550,000	\$1,575,000	1,962	\$802.75
5386 Harter Lane	\$1,699,000	\$1,650,000	2,271	\$726.55
547 Meadowview Drive	\$1,879,000	\$1,760,000	2,509	\$701.47
1050 Stratford Drive	\$1,995,000	\$1,980,000	3,380	\$585.80
4653 Alveo Road	\$2,298,000	\$2,180,000	3,109	\$701.19

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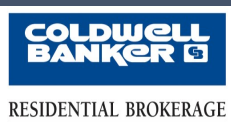
Community Happenings

Hello and Happy April:

Happy Spring. As I type this La Cañada Schools are on Spring Break and I am enjoying seeing all the pictures of the travels on social media. Not to mention hearing the videos of the La Cañada High School Choir performing in France. Looking forward to warm sunny weather and longer daylight hours to enjoy our beautiful surroundings.

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
LCFEF Major Donor Dinner	Saturday, April 20th 7:00-11:00pm	TBA
Easter	Sunday, April 21st	
Earth Day	Monday, April 22nd	
Elementary School Parent Tours	Friday, April 26th 9:00-10:15am	PCR, LCE & PCY
La Cañada High School Musical Mamma Mia	Thursday, April 25th- Sunday, April 28th	LCHS Auditorium



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