



# La Cañada Real Estate 101

## Inside the 91011 Community

March, 2019



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## Kathy's Real Estate Notes

Hello Everyone:

March is here and hopefully the Spring weather will soon be here as well. As we approach the end of the first quarter of 2019, the real estate market is showing signs of the Spring Selling Season. We are seeing more and more properties coming on the market. We currently have 29 active listings in our school district and another 6 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 today, 1856 Foothill Blvd., behind the YMCA for an asking price of \$9,750,000. Interesting that we have 7 properties over \$4,000,000 on the market.

As you can see on the next page, we had 14 properties successfully close escrow in the month of February in the school district. Out of those, 7 sold for over the asking price and 5 sold for under. Our average price per square foot went down slightly from \$695.56 in January to \$684.07 in February. 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](mailto:Kathy@imuragent.com). I look forward to hearing from you...



## SUCCESSFUL FEBRUARY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
5105 Angeles Crest Highway	\$739,000	\$800,000	1,632	\$490.20
1600 Orange Tree Lane	\$888,000	\$901,270	1,128	\$799.00
5320 Godbey Drive	\$998,000	\$1,009,000	1,894	\$532.73
4946 Palm Drive	\$1,175,000	\$1,160,000	1,554	\$746.46
4820 Hampton Road	\$999,000	\$1,225,000	1,749	\$700.40
4723 Groveland Lane	\$1,350,000	\$1,315,000	2,042	\$643.98
516 Venado Vista Drive	\$1,379,000	1,450,000	1,793	\$808.70
4556 Vineta Avenue	\$1,749,000	\$1,749,000	3,037	\$575.90
638 Starlight Crest Drive	\$1,899,000	\$2,003,000	2,485	\$806.04
1518 Alta Park Lane	\$2,100,000	\$2,195,000	3,333	\$658.57
4740 Vineta Avenue	\$2,349,000	\$2,230,000	3,158	\$706.14
4557 Alta Canyada Road	\$2,252,000	\$2,252,000	2,730	\$824.91
3737 Madison Road	\$2,400,000	\$2,280,000	3,173	\$718.56
1929 Lyans Drive	\$3,000,000	\$2,850,000	5,041	\$565.36

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## Community Happenings

Hello and Happy March:

Happy Soon to be Spring! Hoping with the time change on 3/10/19 will come Spring weather and sunshine. I now know I could not move to Seattle. 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 27th Annual Spring Gala	Saturday, March 16th 6:00-11:30 pm	The Ritz-Carlton Downtown Los Angeles
City of La Cañada Ribbon Cutting	Tuesday, March 19th 3:00-5:00 pm	The new La Cañada City Hall
First Day of Spring	Wednesday, March 20th	
Founder's Day Awards	Thursday, March 21st 6:30-8:30pm	LCHS Auditorium
Elementary School Parent Tours	Thursday, March 28th 9:00-10:15am	PCR, LCE & PCY
Tomatomania	Saturday & Sunday, March 30th & 31st 9:00am-5:00pm	Descanso Gardens



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