



# La Cañada Real Estate 101

## Inside the 91011 Community

May, 2019



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## Kathy's Real Estate Notes

Hello Everyone:

I am happy to say we are in the Spring Selling Season. It's so nice to see properties coming on the market and selling. We currently have 55 properties that are for sale in the La Cañada School District and another 5 that are on the market in the Sagebrush area. 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 on the market came on the market is still 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.

We had 25 properties successfully close escrow in April. Out of those 25 properties 10 of them sold for over the asking price and 11 sold below. Our average price per square foot was \$652.32, it went down from last month's number which was \$678.01. We are definitely seeing a stabilization in our market. Buyers are taking their time and being careful on making offers.

If you are considering selling either now or in the future, let's get together and discuss strategy and the most ideal time to market your property. The average price per square foot is just that, an "average". As a professional I factor many items before pricing a property. It is very important to have an individual evaluation of your property. I would be happy to give you a free evaluation.

If you are ready to make a move, 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...

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## SUCCESSFUL APRIL CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold \$</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4218 La Tour Way	\$999,999	\$999,999	2,359	\$423.91
5361 Godbey Drive	\$1,089,000	\$1,089,000	2,084	\$522.55
5036 Crown Avenue	\$1,090,000	\$1,090,000	1,706	\$638.92
224 Lamour Drive	\$1,249,000	\$1,230,000	1,325	\$928.30
4005 Hampstead Road	\$1,278,000	\$1,285,000	1,573	\$816.91
2050 Hilldale Drive	\$1,298,000	\$1,298,000	2,025	\$640.99
5045 Redwillow Lane	\$1,195,000	\$1,361,000	1,992	\$683.23
834 Milmda Drive	\$1,498,000	\$1,400,000	1,566	\$894.00
4703 Alminar Avenue	\$1,450,000	\$1,455,000	2,032	\$716.04
1332 Journeys End Drive	\$1,450,000	\$1,520,000	3,052	\$498.03
4525 Alcorn Drive	\$1,499,000	\$1,540,000	2,418	\$636.89
4824 Del Monte Road	\$1,670,000	\$1,635,000	2,766	\$591.11
4630 La Canada Blvd.	\$1,595,000	\$1,650,000	2,019	\$817.24
5320 Crown Avenue	\$1,599,000	\$1,675,000	2,054	\$815.48
4116 Encinas Drive	\$1,695,000	\$1,710,000	2,755	\$620.69
620 Wendover Road	\$2,195,000	\$1,757,000	2,523	\$696.39
444 Meadowview Drive	\$1,680,000	\$1,805,000	3,123	\$577.97
5169 Princess Anne Road	\$2,195,000	\$1,850,000	3,712	\$498.38
4465 Gould Avenue	\$2,610,000	\$2,200,000	5,620	\$391.46
5033 Hill Street	\$2,595,000	\$2,455,200	3,730	\$658.23
317 San Juan Way	\$2,595,000	\$2,490,500	3,781	\$658.69
4743 Hillard Avenue	\$2,995,000	\$2,677,000	4,818	\$555.62
1842 Fairmount Avenue	\$2,799,000	\$2,692,875	4,725	\$569.92
805 Greenridge Drive	\$3,495,000	\$2,900,000	3,723	\$778.94
1503 Alta Park Lane	\$2,950,000	\$2,975,000	4,388	\$677.99

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## Community Happenings

Hello:

I can't believe we are in May and the school year will soon be over. We will be traveling to New Orleans in two weeks for my son's graduation from Tulane. Where did the years go????

My favorite weekend in our lovely community is soon approaching please see all the activities below. 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
Club LC	Friday, May 10th, 6:00pm-9:00pm	LCPC
Instrumental Pops Concert	Tuesday, May 14th 7:00pm-9:00pm	LCHS Auditorium
Open House	Tuesday, May 21st, 6:30pm-8:00pm	All LCUSD Schools
Choral Pop Concert	Thursday May 23rd, 6:00pm-9:30pm	LCHS Auditorium
Fiesta Days -Casino Night	Friday, May 24th 6:30-10:30pm	Community Center
Community Breakfast/Vintage Car Show	Saturday, May 25th 8:00-11:00am	Memorial Park
Family Flick "Ralph Breaks the Internet"	Saturday, May 25th 8:30pm	
Family Dinner & Fireworks & LCHS Jazz Band	Sunday, May 26th 6:00pm	Memorial Park
Memorial Day YMCA Fiesta Run	Monday, May 27th	Descanso Gardens 7:30am
Memorial Service		9:00am
Memorial Day Parade		10:30am
Afternoon in the Park		12:00pm
Picnic & Live Music		



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