



La Cañada Real Estate 101

Inside the 91011 Community

June, 2019



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Kathy's Real Estate Notes

Hello Everyone:

School is almost out and Summer is beginning which means more buyers are out looking for properties. We currently have 61 properties available for sale in the La Cañada School District. The lowest priced property on the market is a 2 bedroom 1 bath at 1729 Verdugo Blvd. asking \$750,000. Our highest priced property on the market is still the beautiful 607 Foxwood Road with an asking price of \$11,000,000.

As you can see on the next page, we had 20 properties close escrow successfully in May. Out of those 20 properties, 11 of them sold for over the asking price and 8 sold under the asking price. Happy to report we saw a rise in our average price per square foot which was \$690.31 in May up from \$652.32 in April. 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 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 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 MAY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4623 Hampton Road	\$999,000	\$1,100,000	1,329	\$827.69
4551 Viro Road	\$1,200,000	\$1,215,000	1,555	\$781.35
4126 Wishing Hill Drive	\$1,294,800	\$1,350,000	2,632	\$512.92
4628 El Camino Corto	\$1,595,000	\$1,475,000	2,527	\$583.70
3710 Hampstead Road	\$1,725,000	\$1,910,000	2,532	\$754.34
4361 Bel Air Drive	\$1,899,000	\$1,925,000	2,262	\$851.02
1932 Tondolea Lane	\$1,879,000	\$1,925,000	2,987	\$644.46
4220 Mesa Vista Drive	\$1,875,000	\$1,925,000	2,855	\$674.26
1628 Leycross Drive	\$1,895,000	\$2,000,000	3,245	\$616.33
1219 Olive Lane	\$1,900,000	\$2,020,000	2,673	\$755.71
816 Chehalem Road	\$2,200,000	\$2,150,000	2,959	\$726.60
1239 Lanterman Lane	\$2,195,000	\$2,195,000	3,168	\$692.87
4368 Bel Air Drive	\$2,395,000	\$2,480,000	3,189	\$777.67
4358 Beulah Drive	\$2,595,000	\$2,500,000	3,560	\$702.25
3747 Chevy Chase Drive	\$2,795,000	\$2,500,000	5,712	\$437.68
4735 La Canada Blvd.	\$2,595,000	\$2,570,000	3,159	\$813.55
2021 Tondolea Lane	\$2,695,000	\$2,655,000	4,175	\$635.93
4616 El Camino Corto	\$2,880,000	\$2,710,000	4,845	\$559.34
1222 Green Lane	\$3,499,000	\$3,450,000	4,948	\$697.25
4321 Chula Senda Lane	\$7,550,000	\$7,750,000	10,180	\$761.30

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Community Happenings

Hello and Happy June!!!

We are almost halfway through the year! I cannot believe how quickly time is flying but I am so excited for this summer because it's going to be a great one! We celebrated my son's graduation from University of Tulane and are happy to have him back at home. He will be starting at Loyola Law School this August, yikes we will be having two attorneys in the family since my daughter just finished her second year of law school. I'm sure you can tell, I'm a very proud Mom.

I am very thankful to be able to live and work in this wonderful community, and of course I appreciate your continued friendship and support of me and my business.

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
Music in the Park: Disco & Funk The Funky Hipees	Sunday, June 9th 6:00 pm – 8:00 pm	Memorial Park
Father's Day	Sunday, June 16th	
Music in the Park: California Tribute Woodie & The Longboards	Sunday, June 16th 6:00 pm – 8:00 pm	Memorial Park
Music in the Park: Classic Rock Misplaced Priorities	Sunday, June 23rd 6:00 pm – 8:00 pm	Memorial Park
Music in the Park: Light Rock Past Action Heros	Sunday, June 30th 6:00 pm – 8:00 pm	Memorial Park



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