



La Cañada Real Estate 101

Inside the 91011 Community

August, 2019



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Kathy's Real Estate Notes

Hello Everyone:

Summer vacation is almost over and we've had a busy couple of months in real estate here in La Cañada. Our housing inventory is holding strong, we currently have 57 properties available for sale in the La Cañada School District, last year we only had 46 at this time. The lowest priced property on the market is a 2 bedroom 2 bath at 955 Vista Del Valle Road asking \$899,000. Our highest priced property on the market is still the property at 607 Foxwood Road with a new asking price of \$10,500,000.00.

As you can see we had 22 properties successfully close escrow in July. Out of those 22 properties, 6 of them sold for over the asking price and 14 sold below the asking price. Our average price per square foot dropped a tad from \$697.86 in June to \$667.80 in July. 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

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SUCCESSFUL JULY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold \$</u>	<u>SqFt</u>	<u>\$/SqFt</u>
312 Baptiste Way	\$999,000	\$960,000	1,310	\$732.82
463 Paulette Place	\$1,300,000	\$1,300,000	2,048	\$634.77
4463 Hobbs Drive	\$1,399,000	\$1,350,000	2,328	\$579.90
4608 Grand Avenue	\$1,325,000	\$1,420,000	1,786	\$795.07
1519 Riendo Lane	\$1,600,000	\$1,520,000	3,067	\$495.60
5033 Jarvis Avenue	\$1,695,000	\$1,702,500	3,393	\$501.77
1343 Salisbury Road	\$1,795,000	\$1,710,000	3,275	\$522.14
5228 Palm Drive	\$1,795,000	\$1,735,000	2,888	\$600.76
4550 Lasheart Drive	\$1,798,000	\$1,760,000	2,658	\$662.15
5303 Crown Avenue	\$1,675,000	\$1,775,000	2,049	\$866.28
4415 La Granada Way	\$1,748,000	\$1,814,548	2,931	\$619.09
922 Milmada Drive	\$1,900,000	\$1,900,000	3,272	\$580.68
3684 Hampstead Road	\$1,725,000	\$1,900,000	2,594	\$732.46
3721 Chevy Chase Drive	\$1,995,000	\$1,910,000	3,029	\$630.57
4069 Hampstead Road	\$2,250,000	\$2,216,888	2,968	\$746.93
4080 Hampstead Road	\$2,495,000	\$2,455,000	3,100	\$791.94
4127 Chevy Chase Drive	\$2,450,000	\$2,550,000	3,470	\$734.87
326 Baptiste Way	\$2,695,000	\$2,650,000	4,110	\$644.77
839 Valley Crest Street	\$2,850,000	\$2,725,000	3,632	\$750.28
5111 Alta Canyada Road	\$3,298,000	\$3,000,000	5,048	\$594.29
1250 Descanso Drive	\$3,588,000	\$3,560,000	4,009	\$888.00
708 Forest Green Drive	\$4,618,000	\$4,300,000	7,331	\$586.55

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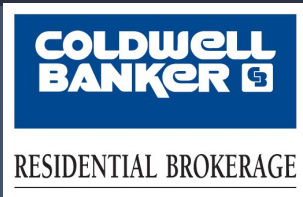
Community Happenings

Hello and Happy August!

Hope you are all enjoying the last few weeks of summer break. As I type this I am recovering from jet lag and trying to keep my eyes open. I am thankful that we had a wonderful and memorable family vacation and it's back to work for me and the kids are getting ready to start school. Kristine will be starting her 3rd year at Santa Clara Law and Michael will be starting his first year at Loyola Law School here in Los Angeles. Two lawyers...YIKES!

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: Scot Bruce Elvis Tribute	Sunday, August 11th, 6:00 pm – 8:00 pm	Memorial Park
First Day of School	Thursday, August 15th	All LCUSD Schools
A Midsummer Night's Dream	Friday, August 16th, 7:00 pm-8:30 pm Saturday, August 17th, 7:00 pm-8:30 pm	Descanso Gardens
Music in the Park: Upstream Music Reggae	Sunday, August 18th, 6:00 pm – 8:00 pm	Memorial Park
Music in the Park: Mark Easterday Band Country	Sunday, August 25th, 6:00 pm – 8:00 pm	Memorial Park
A Midsummer Night's Dream	Friday, August 23rd, 7:00 pm-8:30 pm Saturday, August 24th, 7:00 pm-8:30 pm	Descanso Gardens
Music in the Park: Hot August Nights A Tribute to Neil Diamond	Sunday, September 1st 6:00 pm – 8:30 pm	Memorial Park



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