



# La Cañada Real Estate 101

## Inside the 91011 Community

January, 2020



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## Kathy's Real Estate Notes

Hello Everyone:

Happy New Year! A new year and endless possibilities. December was a very busy month in real estate and we are seeing more properties coming on the market. We currently have 31 active listings in our school district. Sellers are selling and more properties are getting ready to go on the market. Currently there is nothing under a million in our zip code. The lowest priced property on the market is a newly listed 3 bedroom 3 bath at 4603 Encinas Drive with an asking price of \$1,175,000. Our highest priced property is still the \$10,995,000 listing at 1248 Inverness Drive with amazing views.

As you can see on the next page, we had 20 properties successfully close escrow in the month of December in the school district. Out of those, 10 sold for less than the asking price and 8 sold for over the asking price. Our average price per square foot went up a tad in December. We went from \$651.62 in November to \$655.56 in December. 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 DECEMBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
707 Starlight Heights Drive	\$899,000	\$872,000	1,560	\$558.97
4806 Commonwealth Avenue	\$999,999	\$950,000	1,302	\$729.65
4469 Saint Francis Place	\$1,049,000	\$960,000	1,455	\$659.79
4555 Encinas Drive	\$898,880	\$970,000	1,380	\$702.90
1894 Foothill Blvd.	\$1,150,000	\$1,150,00	1,936	\$594.01
5354 Palm Drive	\$1,449,000	\$1,346,400	2,748	\$489.96
4826 Daleridge Road	\$1,278,000	\$1,350,000	2,143	\$629.96
4726 Daleridge Road	\$1,385,000	\$1,460,000	1,923	\$759.23
4603 Commonwealth Avenue	\$1,599,000	\$1,580,000	2,000	\$790.00
1270 Inverness Drive	\$1,790,000	\$1,700,000	2,773	\$613.05
840 Old Landmark Lane	\$1,645,000	\$1,750,000	2,616	\$668.96
1220 Lanterman Lane	\$1,995,000	\$2,110,000	2,911	\$724.84
4844 Carmel Road	\$2,250,000	\$2,250,000	3,492	\$644.33
4905 Alta Canyon Road	\$2,295,000	\$2,320,000	3,567	\$650.41
1211 Homewood Lane	\$2,695,000	\$2,500,000	5,553	\$450.21
5572 Vista Canada Place	\$2,550,000	\$2,525,000	4,927	\$512.48
4140 Chevy Chase Drive	\$2,795,000	\$2,545,000	3,009	\$845.80
5629 Burning Tree Drive	\$2,495,000	\$2,630,000	3,268	\$804.77
1125 Lavender Lane	\$3,000,000	\$2,810,000	4,369	\$643.17
4817 Hillard Avenue	\$2,995,000	\$3,015,000	4,721	\$638.64

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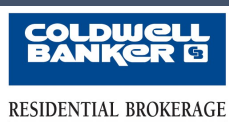
## Community Happenings

Hello and Happy January:

Happy 2020!!!! I wish everyone a HEALTHY and Prosperous Year. I am truly blessed to be able to work in a wonderful close knit community. The Holidays always remind me of what a special community we have here and how we are all like family. Truly one of a kind.

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
Martin Luther King Jr. Day	Monday, January 20th	All LCUSD Schools Closed
Free Tuesday	Tuesday, January 21st 9:00am—5:00pm	Descanso Gardens
Museums Free-For-All	Saturday, January 25th 9:00am—5:00pm	Descanso Gardens
Chamber of Commerce 108th Installation & Awards Gala	Thursday, January 30th 6:30pm—9:30pm	La Cañada Flintridge Country Club



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