



La Cañada Real Estate 101

Inside the 91011 Community

November, 2019



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Kathy's Real Estate Notes

Hello Everyone:

We are nearing the end of the year and happy to say properties are still selling and buyers are still out there looking. We currently have 49 properties available for sale in the La Cañada School District. The lowest priced property on the market is still the 3 bedroom 2 bath at 4817 Angeles Crest Hwy with an asking price of \$899,000. Our highest priced property on the market is a property at 1248 Inverness Drive with an asking price of \$10,995,000. That property was a custom built property that was completed in 2016. It's a must see.

As you can see on the next page, we had 21 properties successfully close escrow in October in the school district. Out of those, 11 sold for less than the asking price and 7 sold for over the asking price. Our average price per square foot went up a tad from \$654.47 in September to \$661.03 in October. 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. I look forward to hearing from you...

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SUCCESSFUL OCTOBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
955 Vista Del Valle Road	\$824,500	\$830,000	1,302	\$637.48
1964 Hilldale Drive	\$939,000	\$887,000	1,647	\$538.55
4546 Lasheart Drive	\$1,095,000	\$1,155,000	1,299	\$889.15
4617 Palm Drive	\$1,195,000	\$1,245,000	1,562	\$797.06
5311 Jessen Drive	\$1,349,000	\$1,349,000	1,538	\$877.11
463 Paulette Place	\$1,499,000	\$1,450,000	2,048	\$708.01
3873 Hampstead Road	\$1,649,000	\$1,649,000	2,301	\$716.64
438 Somerset Place	\$1,849,000	\$1,750,000	3,289	\$532.08
450 Palmerstone Drive	\$2,398,000	\$1,900,000	4,140	\$458.94
4860 Del Monte Road	\$1,999,000	\$1,925,000	3,580	\$537.71
5649 Bramblewood Road	\$2,269,000	\$2,205,000	4,000	\$551.25
5222 Vista Lejana Lane	\$2,145,000	\$2,388,000	4,612	\$517.78
5203 La Canada Blvd.	\$2,595,000	\$2,470,000	3,795	\$650.86
4140 Dover Road	\$2,249,000	\$2,600,000	3,153	\$824.61
825 Chehalem Road	\$2,699,999	\$2,700,000	3,730	\$72386
4293 Chevy Chase Drive	\$2,995,000	\$2,925,000	3,823	\$765.11
5169 Princess Anne Road	\$3,195,000	\$3,000,000	3,731	\$804.07
4770 Rosebank Drive	\$3,290,000	\$3,083,888	7,026	\$438.93
775 Forest Green Drive	\$3,099,000	\$3,200,000	6,230	\$513.64
4433 Gould Avenue	\$3,950,000	\$3,950,000	6,567	\$592.47
724 Forest Green Drive	\$4,799,000	\$4,600,000	5,705	\$806.31

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Community Happenings

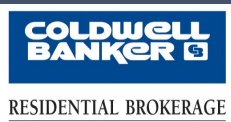
Hello and Happy November:

Hope everyone had a wonderful Halloween, it's so fun to see all the cute trick or treaters. I can't believe as I'm typing this newsletter Thanksgiving is just a couple of weeks away. YIKES....

So many things to be thankful for. La Cañada has been a wonderful place for us to raise our two children. I am so thankful for our lives and the friends that we have made over the years through this wonderful community.

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
No School	Monday, November 11th	All LCUSD Schools
Science Night Out	Wednesday, November 13th 5:30 pm - 7:00 pm	PCY
LCFEF Jog-a-thon	Wednesday, November 13th	PCR, PCY & LCE
STEAM Night	Thursday, November 14th 6:30 pm - 8:00 pm	LCE Cafeteria
Thanksgiving Break—LCUSD Schools	Monday November 25th to Friday, November 29th	All LCUSD Schools
26th Annual Thanksgiving Day Run & Food Drive	Thursday, November 28th 7:30 am	Memorial Park
Thansgiving Day	Thursday, November 28th	Happy Thanksgiving!



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