



La Cañada Real Estate 101

Inside the 91011 Community

February, 2020



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Kathy's Real Estate Notes

Hello Everyone:

February is here and although we haven't seen much rain (if any) it sure has been cold. We currently have 41 active listings in our school district. Our least expensive property on the market is a 2 bedroom 2 bath at 1729 Verdugo Blvd. with a price tag of \$1,299,000. Our highest priced property is still the property at 1248 Inverness Drive with a price tag of \$10,995,000. They recently also offered that property for lease at \$25,000 per month.

We currently have 41 properties for sale in the La Cañada School District with many more getting ready to come on the market. Interestingly we had 13 properties successfully close escrow in January. If you recall, last January we only had 3 properties close escrow. It's nice that our market is moving. Our average price per square foot fluctuated just a tad from \$655.56 in December to \$648.21 in January. 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...



SUCCESSFUL JANUARY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4817 Angeles Crest Highway	\$899,000	\$820,000	1,333	\$615.15
4549 Palm Drive	\$955,000	\$980,000	1,219	\$803.94
835 Old Landmark Lane	\$1,299,000	\$1,125,000	2,539	\$443.09
1045 El Vago Street	\$1,399,000	\$1,352,560	1,818	\$743.98
4647 El Camino Corto	\$1,598,000	\$1,500,000	2,704	\$554.73
4526 Alveo Road	\$1,489,000	\$1,550,000	1,916	\$808.98
4941 Angeles Crest Highway	\$1,695,000	\$1,650,000	2,983	\$553.13
1121 Green Lane	\$1,840,000	\$1,700,000	2,746	\$619.08
4755 Lasheart Drive	\$1,999,880	\$1,850,000	2,390	\$774.06
1951 Lombardy Drive	\$1,949,000	\$1,950,000	3,001	\$649.78
539 Georgian Road	\$2,500,000	\$2,600,000	3,226	\$805.95
1718 Lila Lane	\$3,995,000	\$3,514,500	7,738	\$454.19
1238 Green Lane	\$3,995,000	\$3,600,000	5,993	\$600.70

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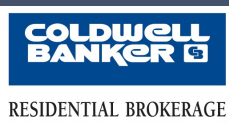
Community Happenings

Hello and Happy February:

This is the big Birthday Month for my family. We celebrate my Nephews both born on February 6th, then my Mother on February 9th and then finally myself of the 13th and then of course there's Valentine's Day (my poor Husband). We will be eating a lot of birthday cake this month. During this time I'm always reminded of how lucky I am to have this wonderful community and to have the love and support of wonderful friends and clients.

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
Valentine's Day	Friday, February 14th	
City Council Candidate Forum	Wednesday, February 12th 7:00pm—8:30pm	Flintridge Preparatory School
President's Weekend (No School)	Friday, February 14th- Monday, February 17th	All LCUSD
VHH Mardi Gras Bingo	Friday, February 21st 5:30pm—8:30pm	La Crescenta Women's Club
Paradise Canyon Science Fair	Wednesday, February 26th	



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