



La Cañada Real Estate 101

Inside the 91011 Community

March, 2020



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Kathy's Real Estate Notes

Hello Everyone:

March is here and we are quickly approaching Spring. The Spring real estate selling season is definitely among us. I recently had a listing at 4542 Belita Lane priced at \$1,095,000 and are you ready for this? We received 29 OFFERS!!!! Yes, you read that correctly, 29 offers. We will be closing escrow in less than a month for over \$200,000 more than the asking price. Crazy!!!!!! Nevertheless, it shows you that buyers are out there, and inventory is still low here in our community. We currently have 60 properties on the market in the school district. If a property doesn't have any major flaws and is priced well, it is seeing activity. Our least expensive property on the market is a 2-bedroom 1-bath at 1632 Orange Tree Lane with an asking price of \$899,000. Our highest priced property is a new listing at 920 Berkshire Avenue with a price tag of \$11,750,000.

Though we do currently have 60 properties for sale in the La Cañada School District, there are many more getting ready to come onto the market. Interestingly enough, we had 10 properties successfully close escrow in February. I am happy to report that our average price per square foot jumped last month from \$648.21 in January to \$734.28 in February. 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 FEBRUARY CLOSINGS

| <u>Address</u> | <u>List Price</u> | <u>Sold Price</u> | <u>SqFt</u> | <u>\$/SqFt</u> |
|---------------------------|-------------------|-------------------|-------------|----------------|
| 220 Kirst Street | \$999,999 | \$1,175,000 | 1,753 | \$670.28 |
| 4755 La Canada Boulevard | \$1,250,000 | \$1,250,000 | 1,367 | \$914.41 |
| 4603 Encinas Drive | \$1,175,000 | \$1,280,000 | 1,564 | \$818.41 |
| 356 Baptiste Way | \$1,399,000 | \$1,350,000 | 2,168 | \$622.69 |
| 5108 Crown Avenue | \$1,399,000 | \$1,410,000 | 1,862 | \$757.25 |
| 4636 El Camino Corto | \$1,240,000 | \$1,450,000 | 2,178 | \$665.75 |
| 5246 Donna Maria Lane | \$1,795,000 | \$1,795,000 | 3,211 | \$559.02 |
| 1547 Earlmont Avenue | \$2,195,000 | \$2,150,000 | 2,984 | \$720.51 |
| 744 Forest Green Drive | \$2,999,000 | \$2,999,000 | 4,654 | \$644.39 |
| 399 Flintridge Oaks Drive | \$4,195,000 | \$3,925,000 | 4,046 | \$970.09 |

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Community Happenings

Hello and Happy March:

Happy soon to be Spring! Hoping the time change on March 8th will bring with it beautiful Spring weather and endless sunshine. I am so looking forward to longer daylight hours to enjoy our beautiful surroundings. I am itching to go walk around Descanso Gardens and just take in the beauty.

Thank you in advance for considering me for any real estate needs that you or any of your family or 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 |
| First Day of Spring | Thursday, March 19th | |
| Elementary School Parent Tours | Thursday, March, 19th | PCR, LCE, & PCY |
| Monthly Mixer & Ribbon Cutting | Thursday, March 19th 5:30-8:00 pm | Cafe X2O |
| Founder's Day Awards | Thursday, March 19th 6:30-8:30 pm | LCHS Auditorium |
| LCFEF 28th Annual Spring Gala | Saturday, March 21st 5:00-11:00 pm | InterContinental, LA |
| Tomatomania! | Friday, Saturday, & Sunday March 27th, 28th, & 29th 9:00am-5:00pm | Descanso Gardens |



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