



La Cañada Real Estate 101

Inside the 91011 Community

April, 2020



Find out what your home is worth at ImUrAgent.com

IMURAGENT
KATHY SEUYLEMEZIAN

COLDWELL
BANKER
RESIDENTIAL BROKERAGE

(818) 949-5205 Office (818) 378-7928 Cell
Kathy@ImUrAgent.com www.ImUrAgent.com
657 Foothill Blvd. La Canada, California 91011



Kathy's Real Estate Notes

Hello Everyone:

Hope EVERYONE is safe & healthy during this time. Normally I would be speaking about the Spring Selling Market & how busy we are but as I'm sure you all can agree times are a bit different & I am praying everyone is safe & healthy. There are those that are wondering what is happening in the real estate market, what is happening to the value of my property, we were planning on moving this Spring/Summer what now? I would love to tell you I have those answers but truthfully no one can know those answers for sure. Except the first, the real estate market has slowed down for obvious reasons. However believe it or not properties are still coming on the market & still going into escrow. In March we had 10 properties successfully close escrow, you might think that's a low number, just to compare last year in March we had 12 properties close escrow. We will see how April pans out & I will definitely let you know. If you would like to discuss the market or how it will effect your property please feel free to give me a call & we can discuss, we can even schedule a Zoom video call.

We have 54 properties on the market in the school district. Real Estate has been deemed an essential business, we have strict guidelines & procedures in place for showing & selling properties. As mentioned above, we are seeing properties come on the market & go into escrow. Our least expensive property on the market is still the property at 1632 Orange Tree Lane with a new asking price of \$874,000. Our highest priced property is a still the property at 920 Berkshire Avenue with a price tag of \$11,750,000.

Our average price per square foot was \$731.15 that's just a tad under February which was \$734.28. 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, 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...

IMURAGENT



KATHY SEUYLEMEZIAN

COLDWELL
BANKER

RESIDENTIAL BROKERAGE

(818) 949-5205 Office (818) 378-7928 Cell
Kathy@ImUrAgent.com www.ImUrAgent.com
657 Foothill Blvd. La Canada, California 91011



SUCCESSFUL MARCH CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4542 Belita Lane	\$1,095,000	\$1,305,000	1,372	\$951.17
616 De Nova Street	\$1,279,000	\$1,307,500	1,610	\$812.11
4614 Grand Avenue	\$1,279,000	\$1,380,000	1,702	\$810.81
5323 Palm Drive	\$1,400,000	\$1,500,000	1,805	\$831.02
4909 Burgoyne Lane	\$1,595,000	\$1,650,000	2,271	\$726.55
1633 Orange Tree Lane	\$1,779,000	\$1,729,000	3,058	\$565.40
4533 La Granada Way	\$2,299,000	\$1,910,000	4,029	\$474.06
1020 Descanso Drive	\$1,795,000	\$1,950,000	2,905	\$671.26
4713 Vineta Avenue	\$2,775,000	\$2,825,000	3,511	\$804.61
4402 Wasatch Drive	\$4,190,000	\$3,700,000	5,568	\$664.51

IMURAGENT
KATHY SEUYLEMEZIAN

**COLDWELL
BANKER**

RESIDENTIAL BROKERAGE

(818) 949-5205 Office (818) 378-7928 Cell
Kathy@ImUrAgent.com www.ImUrAgent.com
657 Foothill Blvd. La Canada, California 91011

IMURAGENT

KATHY SEUYLEMEZIAN



GLOBAL
LUXURY

CALBRE #00947287

(818) 949-5205 Office ■ (818) 378-7928 Cell

Kathy@ImUrAgent.com ■ www.ImUrAgent.com

657 Foothill Blvd ■ La Cañada Flintridge ■ California 91011

PRESORTED
STANDARD
US POSTAGE
PAID
GLENDALE, CA
PERMIT NO. 1606

Community Happenings

Hello and Happy April:

All I can say is the world is different and we need to stay home and be safe.....

Gives new meaning to "There's no place like home".

Be safe my friends....sending love & prayers to each and everyone of you.

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday	Across from Memorial Park
STAY	HOME	!!!!
STAY	SAFE	!!!!



Find out what your home is worth at
ImUrAgent.com

Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates, not employees. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo are registered service marks owned by Coldwell Banker Real Estate LLC.