



La Cañada Real Estate 101

Inside the 91011 Community

JUNE, 2020



Find out what your home is worth at ImUrAgent.com

IMURAGENT



KATHY SEUYLEMEZIAN



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Kathy's Real Estate Notes

Hello Everyone:

Hope EVERYONE is still staying safe & healthy during this time. To say 2020 needs a complete reboot is an understatement. Happy to report The real estate market is moving and we are seeing a lot of activity. As mentioned last month real estate sales are taking place and we are being safe and taking all necessary precautions and helping people with their real estate needs. As you can see on the next page we had 17 properties successfully close escrow in the month of May.

We currently have 69 properties on the market in the school district and many more getting ready to come on the market. Our least expensive property is located at 4469 Alta Canyada Road, it is a 2 bedroom 1 bath with an asking price of \$895,000. 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 \$724.35 that is just a tad under April which was \$728.55. Please remember the average prices that I quote you every month have many variables. 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.

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...

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SUCCESSFUL MAY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
1632 Orange Tree Ln	\$874,000	\$874,000	1,197	\$730.16
4602 Grand Avenue	\$998,000	\$1,008,200	1,340	\$752.39
4806 Commonwealth Avenue	\$1,295,000	\$1,280,000	1,605	\$797.51
222 Baptiste Way	\$1,300,000	\$1,320,000	1,887	\$699.52
334 Knight way	\$1,229,000	\$1,360,000	1,953	\$696.36
510 Paulette Place	\$1,499,000	\$1,365,000	1,889	\$722.60
4351 Fairlawn Drive	\$1,249,000	\$1,425,000	1,667	\$854.83
1825 Earlmont Avenue	\$1,495,000	\$1,450,000	2,242	\$646.74
4906 Hillard Avenue	\$1,575,000	\$1,510,000	1,763	\$856.49
1615 Fairmont Avenue	\$1,995,000	\$2,000,000	2,966	\$893.36
4815 Gould Avenue	\$1,865,000	\$2,000,000	2,440	\$819.67
1127 Olive Lane	\$2,295,000	\$2,100,000	3,442	\$610.11
284 Saint Katherine Drive	\$2,175,000	\$2,165,000	3,222	\$675.05
1220 Homewood Lane	\$2,288,000	\$2,225,000	4,169	\$533.70
4349 Cobblestone Lane	\$2,475,000	\$2,350,000	3,007	\$781.51
5176 Vista Miguel Drive	\$2,695,000	\$2,610,000	4,151	649.24
4309 Woodleigh Lane	\$3,495,000	\$3,350,000	4,001	837.29

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I M U R A G E N T

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Community Happenings

Hello and Happy June:

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
Congratulations	To	Class of 2020
So Proud	Of	YOU all



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