



# La Cañada Real Estate 101

## Inside the 91011 Community

July, 2020



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## Kathy's Real Estate Notes

Hello Everyone:

Hope EVERYONE is still staying safe & healthy during this time. I have to say this is getting old. Happy to report The real estate market is moving and we are seeing a lot of activity. As I've mentioned the past few months 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 24 properties successfully close escrow in the month of June. Just to give you a perspective, last year in June we had sold 22 properties. Even with a pandemic our real estate market is healthy.

We currently have 69 properties on the market in the school district and we are still seeing new listings come on daily. Our least expensive property is located at 4403 Indiana Avenue, it is a 2 bedroom 1 bath with an asking price of \$795,000. Our highest priced property is a the property at 607 Foxwood at \$10,500,000. If you recall from previous newsletters that is been on the market for awhile now and it has 5 bedrooms, 9 baths and over 13,000 square feet of living space. It is gorgeous.

Our average price per square foot was \$683.88. Our average dropped a tad from \$724.35 in May. However, that is still higher than last June which was at \$679.39. 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](mailto:Kathy@imuragent.com). I look forward to hearing from you...

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## SUCCESSFUL JUNE CLOSINGS

<b><u>Address</u></b>	<b><u>List Price</u></b>	<b><u>Sold Price</u></b>	<b><u>SqFt</u></b>	<b><u>\$/SqFt</u></b>
779 Starlight Drive	\$1,165,000	\$1,134,000	1,974	\$574.47
4442 Alta Canyon Road	\$1,270,000	\$1,215,000	2,438	\$498.36
4631 El Camino Corto	\$1,400,000	\$1,380,000	2,703	\$510.54
5315 Linda Vista Drive	\$1,489,000	\$1,510,000	2,040	\$740.20
835 Old Landmark Lane	\$1,599,000	\$1,565,000	2,578	\$607.06
5805 Briartree Drive	\$1,628,000	\$1,600,000	2,732	\$585.65
4587 Viro Road	\$1,450,000	\$1,625,000	1,957	\$830.35
347 Baptiste Way	\$1,699,000	\$1,692,000	2,585	\$654.55
4664 El Camino Corto	\$1,849,000	\$1,714,000	2,477	\$691.97
4013 Robin Hill Road	\$1,650,000	\$1,750,000	2,336	\$749.14
3608 Hampstead Road	\$1,798,000	\$1,762,500	2,454	\$718.22
820 Chehalem Road	\$1,750,000	\$1,805,000	2,479	\$728.12
1840 Earlmont Avenue	\$1,749,000	\$1,880,000	2,648	\$709.97
1711 Bonita Vista Drive	\$1,995,000	\$1,995,000	3,130	\$637.38
5118 Palm Drive	\$2,095,000	\$2,055,000	3,295	\$623.67
4854 Hampton Road	\$1,895,000	\$2,125,000	3,281	\$647.67
1361 Descanso Drive	\$2,149,000	\$2,277,000	2,160	\$994.91
438 Somerset Place	\$2,490,000	\$2,300,000	3,289	\$699.30
5125 Hayman Avenue	\$2,395,000	\$2,450,000	3,401	\$720.38
4834 Commonwealth Avenue	\$2,650,000	\$2,555,000	3,605	\$708.74
1633 Earlmont Avenue	\$2,950,000	\$2,750,000	5,205	\$528.34
4756 Palm Drive	\$2,995,000	\$2,950,000	4,200	\$702.38
5045 Alta Canyon Road	\$3,800,000	\$3,695,000	5,001	\$738.85
1260 Descanso Drive	\$3,750,000	\$3,700,000	4,909	\$753.72

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## Community Happenings

Hello and Happy July:  
 Hope everyone had a safe and Happy 4th of July. To say it was a bit different this year is an understatement.  
 As we are all experiencing, the world is a totally different place than just a few month ago.  
 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	!!!!
IF YOU GO OUT,	PLEASE	WEAR A MASK!!!!

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