



# La Cañada Real Estate 101

## Inside the 91011 Community

August, 2020



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KATHY SEUYLEMEZIAN



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## Kathy's Real Estate Notes

Hello Everyone:

Hope EVERYONE is still staying safe & healthy during this time. Happy to report the real estate market is extremely busy. As you can see we needed two pages to report the sales from July. We had 31 properties successfully close escrow in the month. Last July we had 22, to say we are busy selling is an understatement.

We currently have 47 properties on the market in the school district but we need more. We have so many buyers that want to take advantage of the extremely low interest rates but there are just not enough properties for them to choose from. Our least expensive property is located at 4403 Indiana Avenue, it is a 2 bedroom 1 bath with a new asking price of \$739,000. Our highest priced property is still the property at 607 Foxwood at \$10,500,000. This property has now been on the market for 491 days. They started at \$11,000,000.

Our average price per square foot went up quite a bit from \$683.88 in June to \$720.22 in July. 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. This is a great time to be a seller.

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...

## SUCCESSFUL JULY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4469 Alta Canyada Road	\$849,000	\$850,000	999	\$850.85
751 Starlight Heights Drive	\$1,025,000	\$1,050,000	1,743	\$602.41
778 Starlight Heights Drive	\$1,200,000	\$1,200,000	1,974	\$607.90
1741 La Barranca Road	\$1,199,000	\$1,210,000	1,446	\$836.79
4521 Daleridge Road	\$1,320,000	\$1,335,750	1,670	\$799.85
4706 Crown Avenue	\$1,249,000	\$1,350,000	1,971	\$684.93
4532 Alta Canyada Road	\$1,399,000	\$1,400,000	1,960	\$714.29

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## SUCCESSFUL JULY CLOSINGS (Continued)

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
202 Lamour Drive	\$1,395,000	\$1,455,000	2,306	\$630.96
1351 Salisbury Road	\$1,495,000	\$1,495,000	2,300	\$650.00
1211 Journeys End Drive	\$1,590,000	\$1,540,000	2,151	\$715.95
220 Kirst Street	\$1,599,900	\$1,630,000	1,753	\$929.83
935 Chehalem Road	\$1,675,000	\$1,630,000	2,231	\$730.61
5571 Stardust Road	\$1,599,000	\$1,659,000	2,186	\$758.92
4543 Alta Canyada Road	\$1,681,000	\$1,670,000	2,333	\$715.82
929 Descanso Drive	\$1,650,000	\$1,700,000	1,687	\$1,007.71
1708 La Taza Drive	\$1,795,000	\$1,800,000	2,901	\$620.48
5755 Summit Crest Drive	\$1,849,000	\$1,835,000	2,395	\$766.18
4372 Shepherds Lane	\$1,899,900	\$1,899,900	3,408	\$557.48
4911 Del Monte Road	\$2,158,000	\$2,000,000	2,418	\$827.13
4647 El Camino Corto	\$1,998,000	\$2,010,000	2,704	\$743.34
217 Lamour Drive	\$2,140,000	\$2,140,000	2,408	\$888.70
5222 Gould Avenue	\$2,195,000	\$2,195,000	3,321	\$660.95
816 Chehalem Road	\$2,375,000	\$2,220,000	2,959	\$750.25
624 Starlight Crest Drive	\$2,490,000	\$2,300,000	4,947	\$464.93
1732 Bonita Vista Drive	\$2,349,000	\$2,360,000	3,541	\$666.48
5044 Hill Street	\$2,450,000	\$2,450,000	4,387	\$558.47
4380 Beulah Drive	\$2,690,000	\$2,750,000	3,250	\$846.15
4857 La Canada Blvd.	\$3,595,000	\$3,550,000	5,205	\$682.04
954 Flintridge Avenue	\$3,988,888	\$3,650,000	5,100	\$715.69
344 Georgian Road	\$4,450,000	\$4,050,000	8,274	\$489.49
535 Meadow Grove Street	\$7,895,000	\$6,825,000	8,007	\$852.38

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## Community Happenings

Hello and Happy August:

I hope everyone is enjoying the summer and staying safe and sane. I know I am really done with all of this but I keep reminding myself to hang on and focus on the positive.

Just remember:

“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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