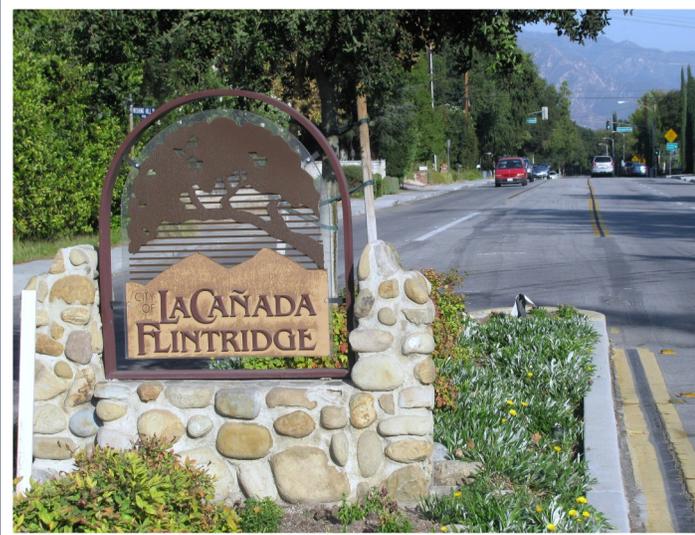




La Cañada Real Estate 101

Inside the 91011 Community

October, 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 and cool. Happy to report the real estate market is still extremely busy. As you can see we still need two pages to report the sales. Third month in a row. We had 27 properties successfully close escrow in the month of September. Last month if you recall we had 30, and 31 the month before that, to say we are busy selling is an understatement.

We currently have 48 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 1959 Hilldale Drive, it is a 3 bedroom 2 bath with an asking price of \$980,000. Our highest priced property is at 1600 Fairmount Avenue, it's a 5 bedroom 10 bath property with an asking price of \$8,999,999 they have been on the market for over a year, they originally were asking \$10,000,000.

Our average price per square foot went up to \$723.45 from \$695.80 in August. There are many factors that go into pricing a property and the average price per square foot is just one of them. If you would like to know more about what your property would sell for or if you would like to discuss the market 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. I look forward to hearing from you...

SUCCESSFUL SEPTEMBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4403 Indiana Avenue	\$709,000	\$710,000	1,000	\$710.00
726 La Porte Drive	\$998,000	\$1,087,000	1,099	\$989.08
5353 Godbey Drive	\$1,100,000	\$1,111,000	2,112	\$526.04
1916 Tondolea Lane	\$1,495,000	\$1,495,000	2,050	\$729.27

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SUCCESSFUL SEPTEMBER CLOSINGS (Continued)

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4270 Mesa Vista Drive	\$1,495,000	\$1,450,000	2,789	\$519.90
623 Houseman Street	\$1,550,000	\$1,580,000	1,896	\$833.33
4808 Crown Avenue	\$1,675,000	\$1,640,000	2,020	\$811.88
4826 Revlon Drive	\$1,739,000	\$1,730,000	2,551	\$678.17
4641 Hampton Road	\$1,895,000	\$1,800,000	3,529	\$510.06
4344 Fairlawn Drive	\$2,150,000	\$1,875,000	2,975	\$630.25
5062 Westslope Lane	\$1,749,000	\$1,885,000	3,155	\$597.46
1058 Inverness Drive	\$1,849,000	\$1,947,870	2,878	\$676.81
4800 Hampton Road	\$1,850,000	\$1,850,000	2,001	\$924.54
4531 Alta Canyada Road	\$1,859,000	\$1,855,000	2,740	\$677.01
4773 La Canada Blvd.	\$1,875,000	\$1,875,000	2,475	\$757.58
513 Knight Way	\$1,988,000	\$1,988,000	2,590	\$767.57
358 San Juan Way	\$1,895,000	\$2,010,000	2,683	\$749.16
5081 Fallhaven Lane	\$2,095,000	\$2,108,000	2,640	\$798.48
5554 Vista Canada Place	\$2,248,000	\$2,248,000	2,233	\$1,006.72
1927 Ravista Lane	\$2,299,000	\$2,285,000	3,123	\$731.67
1336 Sugar Loaf Drive	\$2,800,000	\$2,750,000	4,805	\$572.32
4838 Alminar Avenue	\$2,295,000	\$2,400,000	2,874	\$835.07
4135 Pembury Place	\$2,395,000	\$2,325,000	3,739	\$621.82
5111 Caroli Lane	\$2,800,000	\$2,800,000	4,287	\$653.14
1741 Earlmont Avenue	\$2,849,000	\$2,785,000	3,462	\$804.45
5347 Vista Lejana Lane	\$2,895,000	\$3,022,500	3,858	\$783.44
5011 La Canada Blvd.	\$4,100,000	\$4,035,000	6,324	\$638.05

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Community Happenings

Hello and Happy October:

As many of you know October is my absolute favorite month of the year. My husband and I will be celebrating our 32nd wedding anniversary on the 15th. Halloween I'm sure will be very different this year as everything seems to be. But hang in there and I keep telling myself I am blessed and this too shall pass.....

Until then,

Just remember:
 "There's no place like home".

<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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