



La Cañada Real Estate 101

Inside the 91011 Community

September, 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 needed two pages to report the sales once again. Second month in a row. We had 30 properties successfully close escrow in the month. Last month if you recall we had 31, to say we are busy selling is an understatement.

We currently have 44 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 1616 Orange Tree Lane, it is a 3 bedroom 2 bath with an asking price of \$975,000. Our highest priced property is still the property at 607 Foxwood at \$10,500,000. This property has now been on the market for 526 days. They started at \$11,000,000.

Our average price per square foot took a bit of a dip this past month, it went from \$720.22 in July to \$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

SUCCESSFUL AUGUST CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
2000 Ahlin Drive	\$830,000	\$817,500	1,092	\$748.63
2040 Hilldale Drive	\$1,089,000	\$1,067,000	2,025	\$526.91
5361 Godbey Drive	\$1,130,000	\$1,120,000	2,084	\$537.43
5049 Louise Drive	\$1,250,000	\$1,275,000	1,536	\$830.08
3891 Hampstead Road	\$1,499,000	\$1,308,000	3,003	\$435.56
5221 Crown Avenue	\$1,499,000	\$1,475,000	2,401	\$614.33

forward to hearing from you...

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SUCCESSFUL AUGUST CLOSINGS (Continued)

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
5241 Donna Maria Lane	\$1,570,000	\$1,510,000	2,634	\$573.27
4959 Crown Avenue	\$1,488,000	\$1,550,000	1,821	\$851.18
4384 Beulan Drive	\$1,548,000	\$1,550,000	1,522	\$1,018.40
3920 Starland Drive	\$1,395,000	\$1,560,000	1,982	\$787.08
5206 Haskell Street	\$1,658,000	\$1,651,500	2,346	\$703.96
5571 Stardust Road	\$1,599,000	\$1,659,000	2,186	\$758.92
5757 Evening Canyon Drive	\$1,775,000	\$1,750,000	2,660	\$657.89
4644 Hillard Avenue	\$1,599,900	\$1,788,000	1,870	\$956.15
4557 Viro Road	\$1,725,000	\$1,850,000	2,410	\$767.63
4363 Commonwealth Avenue	\$2,400,000	\$2,200,000	2,031	\$1,083.21
816 Chehalem Road	\$2,375,000	\$2,220,000	2,959	\$750.25
2037 Orchard Lane	\$2,525,000	\$2,525,000	4,118	\$613.16
871 Greenridge Drive	\$2,568,000	\$2,530,000	4,448	\$568.79
401 Gleneagles Place	\$2,495,000	\$2,650,000	3,729	\$710.65
5333 Mountain Meadow Lane	\$2,950,000	\$2,900,000	4,752	\$610.27
181 Normandy Lane	\$3,149,000	\$3,050,000	7,000	\$435.71
1020 Vista Del Valle Road	\$3,200,000	\$3,200,000	5,155	\$620.76
3708 Via Serrano Avenue	\$3,190,000	\$3,250,000	5,315	\$611.48
5233 La Canada Boulevard	\$3,498,000	\$3,300,000	4,441	\$743.08
5314 Alta Canyada Road	\$3,495,000	\$3,300,000	5,018	\$657.63
4621 Indiana Avenue	\$3,498,000	\$3,400,000	4,525	\$751.38
1720 Fairmount Avenue	\$3,549,000	\$3,549,000	5,313	\$667.98
509 Meadow Grove Street	\$4,498,000	\$3,900,000	7,065	\$552.02
4909 Oakwood Avenue	\$5,495,000	\$5,250,000	7,191	\$730.08

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Community Happenings

Hello and Happy September

I hope everyone is hanging in there with all that is going on. I know many have started school, some colleges in person and many like my son on line. Hoping this will all be behind us soon and we can all look back and say “remember when”.....

Until then,

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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