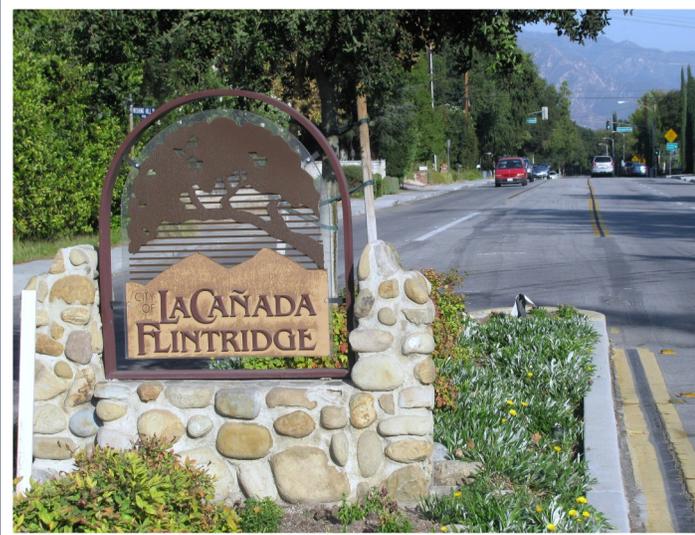




La Cañada Real Estate 101

Inside the 91011 Community

December, 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. The real estate market continues to be strong. As you can see we still need two pages to report the sales. Fifth month in a row. We had 26 properties successfully close escrow in the month of November. Last two months if you recall we had 27, the month before that 30 and 31 the month before that, to say we are busy selling is an understatement.

We currently have 34 properties on the market in the school district but we definitely 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 1967 Hilldale Drive, it is a 4 bedroom 2 bath with an asking price of \$1,090,000. Our highest priced property is the beautiful property at 607 Foxwood that has an asking price of \$10,500,000. As you can see from the list of sold properties, out of 26 sold properties last month 5 were at \$4,000,000 and above.

Our average price per square foot went up slightly from \$694.28 in October to \$697.74 in November. 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 NOVEMBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
1601 Verdugo Blvd.	\$950,000	\$900,000	1,819	\$494.78
1959 Hilldale Drive	\$980,000	\$945,000	1,214	\$778.42
5130 Angeles Crest Highway	\$1,158,888	\$1,158,888	1,502	\$771.56

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SUCCESSFUL NOVEMBER CLOSINGS (Continued)

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
823 Parkman Drive	\$1,275,000	\$1,252,500	1,779	\$704.05
1108 Descanso Drive	\$1,195,000	\$1,306,800	1,612	\$810.67
4818 La Canada Blvd.	\$1,435,000	\$1,447,000	1,329	\$1,088.79
4841 La Canada Blvd.	\$1,488,500	\$1,500,000	1,754	\$855.19
4309 Beulah Drive	\$1,499,000	\$1,500,000	2,245	\$668.15
1911 Lyans Drive	\$1,595,000	\$1,695,000	2,201	\$770.10
4642 Encinas Drive	\$1,495,000	\$1,711,000	2,095	\$816.71
5390 Vista Lejana Lane	\$1,650,000	\$1,720,000	2,921	\$588.84
5690 Bramblewood Road	\$1,895,000	\$1,800,000	3,284	\$548.11
5219 Starlight Mesa Lane	\$1,898,000	\$1,925,000	3,015	\$638.47
1884 Foothill Blvd.	\$1,979,000	\$1,940,000	2,909	\$666.90
4603 Indiana Avenue	\$2,195,000	\$2,145,000	3,540	\$605.93
1871 Earlmont Avenue	\$2,450,000	\$2,275,000	3,221	\$706.30
4434 Chevy Chase Drive	\$2,375,000	\$2,310,000	3,909	\$590.94
5048 Commonwealth Avenue	\$2,479,000	\$2,450,000	3,647	\$671.79
4531 Palm Drive	\$2,759,000	\$2,650,000	5,117	\$517.88
4732 Palm Drive	\$3,095,000	\$3,125,000	4,770	\$655.14
3903 Alta Vista Drive	\$3,675,000	\$3,675,000	4,765	\$771.25
4810 Palm Drive	\$4,000,000	\$4,000,000	4,947	\$808.57
1237 Descanso Drive	\$4,790,000	\$4,500,000	7,489	\$600.88
5101 Gould Avenue	\$4,780,000	\$4,550,000	7,255	\$627.15
902 Flintridge Avenue	\$5,300,000	\$5,100,000	7,083	\$720.03
3990 Chevy Chase Drive	\$5,799,000	\$5,500,000	8,275	\$664.65

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Community Happenings

Hello and Happy December

Hope everyone had a safe Thanksgiving, the Holidays are feeling so different this year. I keep reminding myself that I am blessed to be healthy and have my wonderful husband and my two children and this too shall pass. Wishing you all a SAFE AND HAPPY HOLIDAY SEASON.....

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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