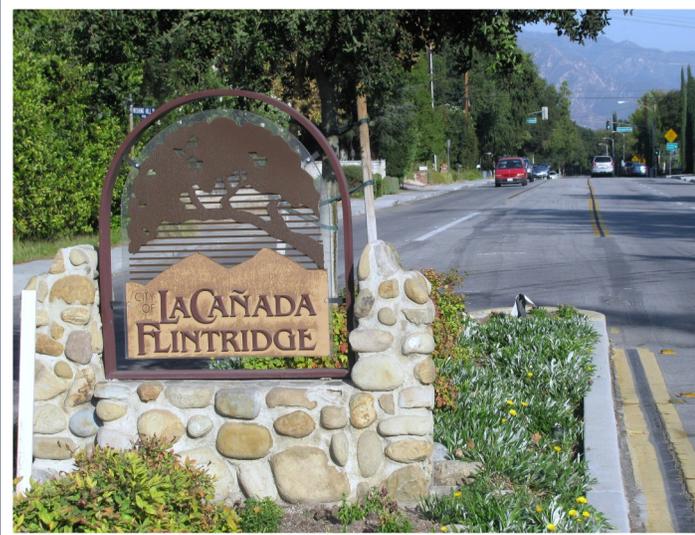




La Cañada Real Estate 101

Inside the 91011 Community

November, 2020



Find out what your home is worth at ImUrAgent.com

IMURAGENT



KATHY SEUYLEMEZIAN

COLDWELL
BANKER

GLOBAL
LUXURY

COLDWELL BANKER REALTY

(818) 949-5205 Office (818) 378-7928 Cell
Kathy@ImUrAgent.com www.ImUrAgent.com
657 Foothill Blvd. La Canada, California 91011



Kathy's Real Estate Notes

Hello Everyone:

Hope EVERYONE is still staying safe & healthy. Well the hot real estate market continues. As you can see we still need two pages to report the sales. Fourth month in a row. We once again had 27 properties successfully close escrow in the month of October. Last month 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 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 1910 Glenhaven Drive, it is a 4 bedroom 3 bath with an asking price of \$1,111,111. 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, we had 3 properties that had a big price tag close escrow.

Our average price per square foot went took a minor dip and went from \$723.45 in September to \$694.28 in October. 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

SUCCESSFUL OCTOBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
762 Galaxy Heights Drive	\$1,169,000	\$1,185,000	2,836	\$600.30
5267 Gould Avenue	\$949,000	\$1,188,888	1,737	\$684.45
5219 Crown Avenue	\$1,299,000	\$1,340,000	1,750	\$765.71
4508 Lone Pine Lane	\$1,428,000	\$1,475,000	2,039	\$723.39

at Kathy@imuragent.com. I look forward to hearing from you...



SUCCESSFUL OCTOBER CLOSINGS (Continued)

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4329 Chevy Chase Drive	\$1,495,000	\$1,480,000	2,405	\$615.38
1007 Wiladonda Drive	\$1,495,000	\$1,495,000	2,939	\$508.68
5157 Redwillow Lane	\$1,550,000	\$1,550,000	1,819	\$852.12
4721 Orange Knoll Avenue	\$1,695,000	\$1,675,000	2,471	\$677.86
4582 Viro Road	\$1,699,000	\$1,699,000	2,306	\$736.77
5022 Crown Avenue	\$1,599,000	\$1,725,000	2,539	\$679.40
4539 Palm Drive	\$1,787,000	\$1,810,000	2,701	\$670.12
5257 Haskell Street	\$1,799,900	\$1,920,000	2,544	\$754.72
5181 La Canada Blvd.	\$1,950,000	\$1,981,000	2,652	\$746.98
4844 Commonwealth Avenue	\$1,995,000	\$2,015,000	3,228	\$623.23
4937 Angeles Crest Highway	\$1,975,000	\$2,218,000	3,728	\$594.96
5168 Oakwood Avenue	\$2,495,000	\$2,350,000	3,684	\$637.89
1515 Descanso Drive	\$2,195,000	\$2,375,000	3,000	\$791.67
1306 El Vago Street	\$2,590,000	\$2,430,000	4,646	\$523.03
4320 Shepherds Lane	\$2,345,000	\$2,525,500	2,161	\$1,168.67
5026 Hill Street	\$2,349,000	\$2,550,000	4,241	\$601.27
528 Paulette Place	\$2,785,000	\$2,632,500	4,314	\$610.22
4313 Oakwood Avenue	\$2,895,000	\$2,900,000	3,830	\$757.18
834 Wiladonda Drive	\$2,980,000	\$2,950,000	3,818	\$772.66
827 Berkshire Avenue	\$4,000,000	\$3,850,000	4,772	\$806.79
4910 Vineta Avenue	\$5,200,000	\$4,910,000	7,292	\$673.34
660 Berkshire Avenue	\$7,495,000	\$7,000,000	12,401	\$564.47
4033 Chevy Chase Drive	\$7,495,000	\$7,307,625	12,113	\$603.29

IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL
LUXURY®

(818) 949-5205 Office (818) 378-7928 Cell
Kathy@ImUrAgent.com www.ImUrAgent.com
657 Foothill Blvd. La Canada, California 91011

COLDWELL BANKER REALTY

IMURAGENT

KATHY SEUYLEMEZIAN



(818) 949-5205 Office ■ (818) 378-7928 Cell
 Kathy@ImUrAgent.com ■ www.ImUrAgent.com
 657 Foothill Blvd ■ La Cañada Flintridge ■ California 91011

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 GLENDALE, CA
 PERMIT NO. 1606

Community Happenings

Hello and Happy November:

Hope everyone had a safe Halloween, to say it was different would be an understatement. Looking forward to have a very low key Thanksgiving with the kids. Hope you enjoy your small get togethers and have a Safe and Happy Thanksgiving.

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!!!!



Find out what your home is worth at
ImUrAgent.com

Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates, not employees. ©2019 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo are registered service marks owned by Coldwell Banker Real Estate LLC.