



# La Cañada Real Estate 101

## Inside the 91011 Community

January, 2021



Find out what your home is worth at [ImUrAgent.com](http://ImUrAgent.com)

IMURAGENT  
KATHY SEUYLEMEZIAN



COLDWELL BANKER REALTY

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





## Kathy's Real Estate Notes

Hello Everyone:

**HAPPY 2021!!**

What a year we had in real estate here in La Cañada Flintridge. We sold a total of 249 homes in the school district all during a pandemic. Just to reference in 2019 that number was 203.

We currently have 27 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 4407 Rockmere Way, it is a 3 bedroom 2 bath with an asking price of \$1,094,000. Our highest priced property is the beautiful property at 607 Foxwood that has an asking price of \$10,500,000.

Our average price per square foot took a slight dip from \$697.74 in November to \$692.76 in December. 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](mailto:Kathy@imuragent.com). I look forward to hearing from you...

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## SUCCESSFUL DECEMBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
773 Starlight Heights Drive	\$1,069,000	\$1,050,000	2,548	\$531.91
4337 Oak Drive	\$1,199,000	\$1,189,000	1,704	\$697.77
1220 Pequena Lane	\$1,000,000	\$1,200,000	1,278	\$938.97
1945 Hilldale Drive	\$1,249,000	\$1,285,000	2,708	\$474.52
1265 Journeys End Drive	\$1,685,000	\$1,350,000	2,965	\$455.31
4508 Hillard Avenue	\$1,398,000	\$1,355,000	2,095	\$646.78
4614 Grand Avenue	\$1,395,000	\$1,425,000	1,702	\$837.25
4810 Daleridge Road	\$1,495,000	\$1,434,788	2,215	\$647.76
1030 Fairview Drive	\$1,590,000	\$1,705,000	1,993	\$855.49
4525 Alcorn Drive	\$1,649,000	\$1,720,000	2,418	\$711.33
4365 Bel Aire Drive	\$1,849,000	\$1,839,000	2,349	\$782.89
465 Noren Street	\$1,925,000	\$1,896,000	2,400	\$790.00
4352 Bel Aire Drive	\$2,199,000	\$2,200,000	4,737	\$464.43
5101 Oakwood Avenue	\$2,595,000	\$2,705,000	3,798	\$712.22
4821 La Canada Blvd.	\$3,350,000	\$3,230,000	4,127	\$782.65
5063 Oakwood Avenue	\$3,995,000	\$3,995,000	6,037	\$661.75
5037 Hill Street	\$4,882,000	\$4,780,000	7,218	\$662.23
920 Berkshire Avenue	\$7,490,000	\$7,400,000	9,064	\$816.42

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# IMURAGENT

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LUXURY

CALIF. #00847287

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## Community Happenings

Hello and Happy January

Hope everyone had a nice Holiday Season. I know ours were very different and quiet but at least we are safe and healthy and SO LOOKING forward to 2021. I want to wish you all a Happy, Healthy and Prosperous New Year.....and I can't wait for normal to return to our lives.....

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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