



La Cañada Real Estate 101

Inside the 91011 Community

February, 2021



Find out what your home is worth at ImUrAgent.com

IMURAGENT



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Kathy's Real Estate Notes

Hello Everyone:

February is here and as the rest of the country is freezing we are enjoying the beautiful weather here in sunny Southern California.

Real Estate continues to be hot and as we are starting to see new listings trickle into the market, buyers continue to grow and we are still seeing multiple offers. Interest Rates continue to be crazy low. We currently have 28 properties on the market in the school district but we definitely need more. 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 \$10,000,000.

Our average price per square foot went up from \$692.76 in December to \$784.19 in January. 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...

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SUCCESSFUL JANUARY CLOSINGS

| <u>Address</u> | <u>List Price</u> | <u>Sold Price</u> | <u>SqFt</u> | <u>\$/SqFt</u> |
|-------------------------|-------------------|-------------------|-------------|----------------|
| 4640 Hillard Avenue | \$1,039,000 | \$1,371,000 | 1,074 | \$1,276.54 |
| 364 Corona Drive | \$1,549,000 | \$1,584,375 | 2,071 | \$765.03 |
| 4734 Daleridge Road | \$1,549,000 | \$1,600,000 | 1,716 | \$932.40 |
| 1211 Journeys End Drive | \$1,698,888 | \$1,664,910 | 2,151 | \$774.02 |
| 817 La Porte Drive | \$1,799,900 | \$1,665,000 | 3,263 | \$510.27 |
| 4809 Grand Avenue | \$1,599,000 | \$1,725,000 | 2,406 | \$716.96 |
| 970 Regent Park Drive | \$1,799,000 | \$1,775,000 | 2,332 | \$761.15 |
| 3836 Hampstead Road | 1,875,000 | \$1,850,000 | 3,441 | \$537.63 |
| 5102 Palm Drive | \$2,049,000 | \$2,100,000 | 2,845 | \$738.14 |
| 5354 Palm Drive | \$2,247,500 | \$2,157,500 | 2,748 | \$785.12 |
| 4426 Hobbs Drive | \$2,195,000 | \$2,200,000 | 2,608 | \$843.56 |
| 1701 Fairmount Avenue | \$1,849,000 | \$2,225,000 | 2,131 | \$1,044.11 |
| 1121 Green Lane | \$2,590,000 | \$2,535,000 | 3,605 | \$703.19 |
| 1144 Descanso Drive | \$2,995,000 | \$2,940,000 | 4,099 | \$717.25 |
| 619 Knight Way | \$3,775,000 | \$3,775,000 | 5,742 | \$657.44 |

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Community Happenings

Hello and Happy February:

Hope everyone is staying safe, sane and healthy during these crazy times. I myself have finally started to learn to play golf (What a frustrating sport) enjoying being outdoors with my husband. February is our family’s birthday month as we have 6 birthdays all in one week. Can’t wait for normal to return to our lives..... But until then be safe!

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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