



La Cañada Real Estate 101

Inside the 91011 Community

March, 2021



Find out what your home is worth at ImUrAgent.com

IMURAGENT



KATHY SEUYLEMEZIAN



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Kathy's Real Estate Notes

Hello Everyone:

Well Spring is almost here and the Real Estate Market is HOTTER than ever. We are experiencing a Sellers' Market like we haven't seen in a long time. Properties are receiving A LOT of interest, tons of showings (with Covid safety precautions in place) and multiple offers driving prices up! If you have ANY thoughts of considering selling in the next few years, you might want to consider moving now. Would love to have a conversation with you about what we are experiencing in the real estate market right now and how you might regret not taking advantage of it as a seller now!

We currently have 30 properties on the market in the school district but we definitely need more. Our least expensive property is still the property located at 4407 Rockmere Way, it is a 3 bedroom 2 bath with an asking price of \$1,039,800. Our highest priced property is still the beautiful property at 607 Foxwood that has an asking price of \$10,000,000.

We had 16 properties successfully close escrow in February. Out of those, 5 of them sold at the asking price, 4 sold over and 7 sold under the asking price. Our average price per square foot took a slight dip going from \$784.19 in January to \$722.27 in February. 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>
1967 Hilldale Drive	\$1,090,000	\$1,070,000	1,700	\$629.41
2018 Hilldale Drive	\$1,099,000	\$1,099,000	1,906	\$576.60
4724 La Canada Blvd.	\$1,300,000	\$1,300,000	2,213	\$587.44
4124 Lanterman Lane	\$1,498,888	\$1,472,000	2,155	\$683.06
5015 Redwillow Lane	\$1,300,000	\$1,520,000	1,891	\$803.81
1231 Fernside Drive	\$1,328,000	\$1,525,000	1,576	\$967.64
4250 Shepherds Lane	\$1,532,000	\$1,532,000	2,520	\$607.94
1340 Salisbury Road	\$1,595,000	\$1,595,000	2,748	\$580.42
4911 Hampton Road	\$1,749,000	\$1,725,000	1,913	\$901.73
1514 Descanso Drive	\$1,795,000	\$1,750,000	2,830	\$618.37
1022 El Vago Street	\$1,680,000	\$1,780,000	2,299	\$774.25
325 Nancy Way	\$1,999,000	\$1,910,000	2,448	\$780.23
5206 Vista Lejana Lane	\$2,790,000	\$2,550,000	4,713	\$541.06
5126 Alta Canyada Road	\$2,995,000	\$3,050,000	4,427	\$688.95
4064 Chevy Chase Drive	\$4,295,000	\$4,200,000	5,021	\$836.49
551 Georgian Road	\$5,295,000	\$5,295,000	5,409	\$978.92

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Community Happenings

Hello and Happy March:

Happy Almost SPRING. Hope everyone is staying safe, sane and healthy . Happy to report my daughter and my husband have gotten their vaccines and my son and I are anxiously waiting for ours. Can't wait to have life return to normal. I feel there is a light shining at the end of a very long tunnel but we are almost there. Please stay 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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