



# La Cañada Real Estate 101

## Inside the 91011 Community

May, 2021



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## Kathy's Real Estate Notes

Hello Everyone:

Hope everyone is enjoying our beautiful Spring weather. The real estate market continues to be crazy hot!!!! It is a WONDERFUL time to be a Seller and the poor Buyers are scrambling to get their offers accepted. I have spoken with many potential sellers that are considering taking advantage of this market, some are ready and getting on the market, others are going back and forth and I fear they will be regretting their choice of not moving forward. Time shall tell. I do know every Realtor I speak with, whether they are writing an offer on one of my listings or friends I know through a real estate ecosystem from around the country, are all saying the same thing: "THIS IS CRAZY and HOW LONG CAN THIS GO ON?" I cannot stress enough, if you have any thoughts of selling in the next few years, you really might want to consider selling 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!

We currently have ONLY 24 properties on the market in the school district and we definitely need more. Our least expensive property is a 3 bedroom 2 bath home at 1616 Orange Tree Lane with an asking price of \$1,125,000. Our highest priced property is still the beautiful property at 607 Foxwood that has an asking price of \$10,000,000.

We had 29 properties successfully close escrow in April. Out of those, 1 of them sold at the asking price, 20 sold over and 8 sold under the asking price. Happy to report that our average price per square foot went up from \$741.98 in March to \$758.56 in April. 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...



## SUCCESSFUL APRIL CLOSINGS

<b>Address</b>	<b>List Price</b>	<b>Sold Price</b>	<b>SqFt</b>	<b>\$/SqFt</b>
4407 Rockmere Way	\$1,039,800	1,025,000	1,388	\$738.47
5393 Godbey Drive	\$1,098,000	\$1,160,000	2,112	\$549.24
4702 La Cañada Boulevard	\$1,260,000	\$1,340,000	1,723	\$777.71
4531 El Camino Corto	\$1,398,000	\$1,425,000	2,273	\$626.92
4932 Hillard Avenue	\$1,550,000	\$1,550,000	2,138	\$724.98
907 Bay Tree Road	\$1,649,000	\$1,600,000	2,552	\$626.96
4735 Indianola Way	\$1,499,999	\$1,615,000	1,982	\$814.83
5039 Westslope Lane	\$1,728,000	\$1,686,000	2,431	\$693.54
4732 Hampton Road	\$1,680,000	\$1,720,000	1,967	\$874.43
311 Knight Way	\$1,699,000	\$1,785,000	2,218	\$804.78
312 Inverness Drive	\$1,795,999	\$1,795,000	2,050	\$875.61
4646 Palm Drive	\$1,695,000	\$1,880,000	2,119	\$887.21
220 Mero Lane	\$1,799,000	\$1,885,000	3,544	\$531.88
1249 Olive Lane	\$1,695,000	\$1,940,000	2,624	\$739.33
550 Meadowview Drive	\$1,880,000	\$1,982,000	2,899	\$683.68
5008 Hillard Avenue	\$1,895,000	\$2,125,000	2,642	\$804.31
4285 Mesa Vista Drive	\$2,295,000	\$2,575,000	3,050	\$844.26
5050 Hook Tree Road	\$2,895,000	\$2,955,000	3,647	\$810.26
1218 Descanso Drive	\$2,495,000	\$3,003,000	3,025	\$992.73
28 Normandy Court	\$3,195,000	\$3,235,000	6,389	\$506.34
4841 Del Monte Road	\$3,175,000	\$3,535,000	5,552	\$636.71
1331 Journeys End Drive	\$3,675,000	\$3,600,000	6,490	\$554.70
431 Inverness Drive	\$3,985,000	\$4,000,000	3,760	\$1,063.83
780 Greenridge Drive	\$4,495,000	\$4,300,000	6,583	\$653.20
4255 Oakwood Avenue	\$4,395,000	\$4,800,000	5,907	\$812.60
3996 Chevy Chase Drive	\$5,150,000	\$4,900,000	7,003	\$699.70
4917 Oakwood Avenue	\$5,490,000	\$5,400,000	7,805	\$691.86
832 Highland Drive	\$5,200,000	\$5,420,000	5,030	\$1,077.53
4055 Chevy Chase Drive	\$7,195,000	\$7,215,000	8,011	\$900.64

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## Community Happenings



Hello and Happy May:

I can't believe it's almost Summer. Where is the time going? Just read LA County is going into the least restrictive tier. Maybe, hopefully life will be back to normal soon.

One of the things I keep hearing from friends and clients is that they are really re-thinking what is important to them. One main thing we all have learned this past year is where we call home is extremely important. Like the saying goes, "There's no place like home." Is your home fitting all your needs? Are you happy when you are at home? If not, what needs to change? I know my husband and I have been in constant communication about that exact subject.....

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday	Across from Memorial Park
Senior Celebration Spring Music Concert	Saturday, May 1st, 4:00pm-5:30pm Saturday, May 21st, 7:00pm-9:30pm	Flintridge Preparatory School
Business Networking Event	Wednesday, May 5th, 9:00am-10:00am	LCF Chamber of Commerce
Annual Outdoor Spring Ceramic Sale	Friday & Saturday, May 7th & 8th, 11:00am-6:00pm	Community Center of La Cañada Flintridge
Mother's Day	Sunday, May 9th	
Senior Salute Assembly	Friday, May 28th, 9:00am-10:00am	LCHS
Memorial Day (No School)	Monday, May 31st	All LCUSD Schools



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