



# La Cañada Real Estate 101

## Inside the 91011 Community

June, 2021



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

IMURAGENT  
KATHY SEUYLEMEZIAN



COLDWELL BANKER  
REALTY

(818) 949-5205 Office (818) 378-7928 Cell  
Kathy@ImUrAgent.com ImUrAgent.com  
657 Foothill Blvd, La Cañada, CA 91011  
CalRE# 00947297





## Kathy's Real Estate Notes

Hello Everyone:

Congratulations to all our graduates. So fun to drive down Foothill Boulevard and see all the banners.

The real estate market continues to be crazy hot!!!! We just don't have enough properties to sell to all the buyers wanting to move into our wonderful community. It is a WONDERFUL time to be a seller! 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 currently experiencing in the real estate market and how you might regret not taking advantage of it as a seller! We currently have ONLY 29 properties on the market in the school district but we definitely need more. Our least expensive property is still the 3 bedroom, 2 bath home at 1616 Orange Tree Lane with a new asking price of \$1,070,000. Our highest priced property is still the beautiful home at 607 Foxwood that has an asking price of \$10,000,000. We had 25 properties successfully close escrow in May. Out of those, 4 of them sold at the asking price, 15 sold over, and 6 sold under the asking price. Happy to report that our average price per square foot went up from \$758.56 in April to \$771.77 in May. 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 and we can discuss, or 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 MAY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
766 Galaxy Heights Drive	\$1,150,000	\$1,305,000	1,974	\$661.09
4462 Saint Francis Place	\$1,299,999	\$1,380,000	1,824	\$756.58
1850 Foothill Boulevard	\$1,499,000	\$1,450,000	2,433	\$595.97
5160 Redwillow Lane	\$1,295,000	\$1,475,000	1,856	\$794.72
4915 Alminar Avenue	\$1,288,000	\$1,482,000	1,525	\$971.80
5319 Palm Drive	\$1,300,000	\$1,500,000	1,864	\$804.72
5403 Godbey Drive	\$1,359,000	\$1,550,000	2,629	\$589.58
827 La Porte Drive	\$1,575,000	\$1,575,000	1,836	\$898.69
5749 Evening Canyon Drive	\$1,875,000	\$1,800,000	2,552	\$705.33
5668 Bramblewood Road	\$1,748,000	\$1,880,000	2,352	\$799.32
645 Durwood Drive	\$1,975,000	\$2,250,000	2,625	\$857.14
4426 Commonwealth Avenue	\$2,175,000	\$2,300,000	2,599	\$884.96
5021 Louise Drive	\$1,995,000	\$2,350,000	3,367	\$697.95
5525 Stardust Road	\$2,450,000	\$2,350,000	3,004	\$782.29
4815 Gould Avenue	\$2,295,000	\$2,450,000	2,440	\$1,004.10
4332 Shepherds Lane	\$2,550,000	\$2,600,000	2,633	\$987.47
306 Oriole Road	\$2,650,000	\$2,650,000	4,050	\$654.32
1115 Inverness Drive	\$2,680,000	\$2,680,000	4,013	\$667.83
4369 Beulah Drive	\$2,595,000	\$2,750,000	3,064	\$897.52
5024 Hill Street	\$2,990,000	\$2,765,000	5,247	\$526.97
4905 Del Monte Road	\$3,350,000	\$3,050,000	5,898	\$517.12
4829 Oakwood Avenue	\$3,150,000	\$3,150,000	4,212	\$747.86
4804 Palm Drive	\$2,899,000	\$3,300,000	3,632	\$908.59
4535 Lone Pine Lane	\$3,495,000	\$3,400,000	5,234	\$649.60
655 Hillcrest Avenue	\$8,995,000	\$8,995,000	9,645	\$932.61

# 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 June:

Summer is almost here. I have to say I truly missed all the Memorial Day activities in town, but look forward to what is being planned for 4th of July weekend. Details to come.....

As we approach the re-opening of everything, I look forward to normalcy. Have fun and enjoy the summer. One thing for sure is I have learned how important my family and friends are, and truly

"There's no place like home."

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday	Across from Memorial Park
Early Rodders Car Meet	Every Saturday	Regal UA Theater
Last Day of School	Thursday, June 3rd	LCUSD
Flag Day	Monday, June 14th	
Father's Day	Sunday, June 20th	
June Bloom: A Progressive Garden Party	Saturday, June 19th, 9:30am-5:30pm	Descanso Gardens
Outside-In Tour	Tuesdays & Thursdays, 1:00pm-4:00pm	Lanternman House



**COLDWELL BANKER**  
**REALTY**

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

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.