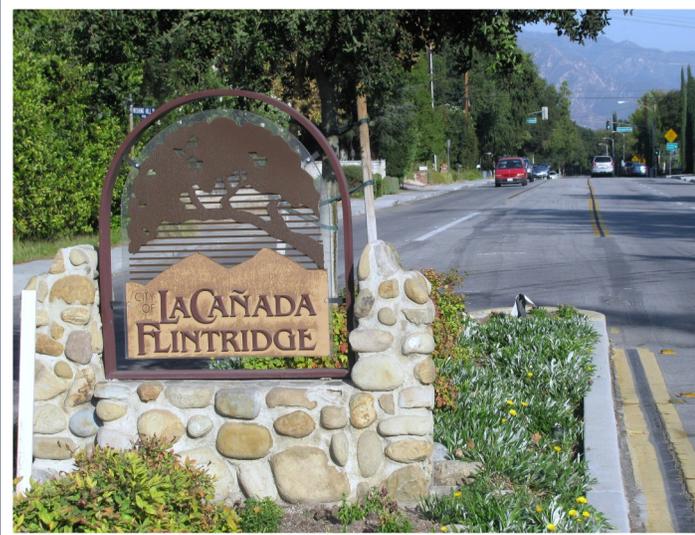




# La Cañada Real Estate 101

## Inside the 91011 Community

July, 2021



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## Kathy's Real Estate Notes

Hello Everyone:

Happy Summer. I am so glad to see things starting to get back to normal.

The real estate market continues to be crazy hot!!!! We are starting to see more properties come on the market but *WOW* they are selling quickly. The supply is not keeping up with the demand for sure. I can't stress enough that it is truly a **WONDERFUL** time to be a Seller! If you are having any thoughts of maybe selling, I 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 32** properties on the market in the school district but we definitely need more. Our least expensive is a 3 bedroom townhouse at 729 Starlight Heights Drive with an asking price of \$1,175,000. Our highest priced property is still the beautiful property at 607 Foxwood that has an asking price of \$10,000,000.

We had 35 properties successfully close escrow in June. Out of those, 5 sold at the asking price, 24 sold over asking and 6 sold under the asking price. Happy to report that our average price per square foot went up from \$771.77 in May to \$826.62 in June. 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 JUNE CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4339 Purtell Drive	\$890,000	\$950,000	1,294	\$734.16
821 Salisbury Road	\$1,295,000	\$1,295,000	1,608	\$805.35
5316 Palm Drive	\$1,280,000	\$1,350,000	1,622	\$832.31
4533 Daleridge Road	\$1,199,900	\$1,415,000	1,714	\$825.55
1045 Flintridge Avenue	\$1,199,000	\$1,456,000	1,521	\$957.26
1302 Salisbury Road	\$1,395,000	\$1,525,000	1,700	\$897.06
1241 Fernside Drive	\$1,389,000	\$1,530,000	1,635	\$935.78
428 Canon De Paraiso Lane	\$1,499,000	\$1,600,000	2,429	\$658.71
411 Paulette Place	\$1,650,000	\$1,625,000	1,908	\$851.68
4524 Alcorn Drive	\$1,495,000	\$1,665,000	1,878	\$886.58
4746 Hampton Road	\$1,780,000	\$1,780,000	1,880	\$946.81
5702 Evening Canyon Drive	\$1,795,000	\$1,820,000	3,006	\$605.46
5717 Catherwood Drive	\$1,699,000	\$1,825,000	2,352	\$775.94
5822 Briartree Drive	\$1,595,000	\$1,825,000	2,493	\$732.05
3959 Robin Hill Road	\$1,899,000	\$1,850,000	3,013	\$614.01
4833 Alminar Avenue	\$1,599,000	\$1,850,000	1,907	\$970.11
4730 Daleridge Road	\$1,695,000	\$2,060,000	2,140	\$962.62
601 Houseman Street	\$1,675,000	\$2,100,000	2,328	\$902.06
3900 Chevy Chase Drive	\$1,795,000	\$2,255,000	2,418	\$932.59
4847 Crown Avenue	\$2,195,000	\$2,360,000	2,995	\$787.98
4343 Vista Place	\$2,395,000	\$2,370,000	4,030	\$588.09
5007 Princess Anne Road	\$2,195,000	\$2,383,000	2,466	\$966.34
4620 Vineta Avenue	\$1,995,000	\$2,450,000	2,706	\$905.40
3932 Starland Drive	\$2,299,000	\$2,460,000	1,935	\$1,271.32
1523 Alta Park Lane	\$2,299,000	\$2,572,000	2,966	\$867.16
4542 Littleton Place	\$2,595,000	\$2,595,000	2,927	\$886.57
1428 Hacienda Drive	\$2,800,000	\$2,780,000	3,637	\$764.37
4455 Chevy Chase Drive	\$2,999,999	\$3,000,000	3,938	\$761.81
1045 Lavender Lane	\$2,995,000	\$3,000,000	3,956	\$758.34
4822 Commonwealth Avenue	\$3,190,000	\$3,000,000	3,340	\$898.20
4824 Commonwealth Avenue	\$3,190,000	\$3,085,000	3,379	\$912.99
320 Baptiste Way	\$2,995,000	\$3,155,000	3,945	\$799.75
736 Greenridge Drive	\$3,200,000	\$3,200,000	4,870	\$657.08
4458 Chevy Chase Drive	\$3,395,000	\$3,545,000	6,103	\$580.86
3928 Starland Drive	\$3,690,000	\$3,690,000	5,276	\$699.39

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## Community Happenings

Hello and Happy July:

Hope you all enjoyed a wonderful 4th of July weekend. My family and I went to the Hollywood Bowl and it felt so normal and amazing. Then enjoyed seeing the posts from our Hometown Parade on the 5th and music in the park. It's SO WONDERFUL to have normalcy again.

I truly have learned not to take things for granted and enjoy everyday and I am so thankful for all my friends and clients. I don't know what I would have done this past year without you all.

My favorite saying this year is:  
"There's no place like home."

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday	Across from Memorial Park
Outside-In Tour	Tuesdays & Thursdays, 1:00pm-4:00pm	Lanternman House
Independence Day	Sunday, July 4th	
Music in the Park	Monday, July 5th, 3:30pm-6:00pm Followed every Sunday thereafter, 6:00pm-8:00pm	Memorial Park
Music in the Gardens	Friday, July 16th, 23rd, & 30th, 11:00am	Descanso Gardens
Summer Music Strolls	Saturday & Sunday, July 17th-18th, 5:30pm	Descanso Gardens
Chamber of Commerce Monthly Mixer	Thursday, July 22nd, 6:00pm-8:30pm	Olberz Park in front of City Hall



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