



La Cañada Real Estate 101

Inside the 91011 Community

August, 2021



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Kathy's Real Estate Notes

Hello Everyone:

Well the heat is definitely on!!!!

The real estate market continues to be hot!!!! We are still in low supply of properties to meet the demand of buyers. 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 and how best to take advantage of what is happening right now!

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 a new asking price of \$1,070,000. Our highest priced property is still the beautiful property at 607 Foxwood that has an asking price of \$10,000,000.

We had 23 properties successfully close escrow in July. Out of those, 4 sold at the asking price, 14 sold over asking and 5 sold under the asking price. Our average price per square foot dropped a tad from \$826.62 in June to \$818.88 in July. 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. We can even schedule a Zoom video call. **THIS IS STILL 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...



SUCCESSFUL JULY CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
1616 Orange Tree Lane	\$1,070,000	\$1,070,000	1,500	\$713.33
5379 Godbey Drive	\$1,195,000	\$1,195,000	2,084	\$573.42
5105 Angeles Crest Highway	\$1,249,000	\$1,400,000	1,632	\$857.84
4562 Loma Vista Drive	\$1,375,000	\$1,470,000	1,381	\$1,064.45
4810 Daleridge Road	\$1,495,000	\$1,585,000	2,215	\$715.58
5380 Harter Lane	\$1,498,000	\$1,710,000	1,812	\$943.71
4809 Alminar Avenue	\$1,789,000	\$1,730,000	2,035	\$850.12
412 Canon De Paraiso Lane	\$1,699,999	\$1,748,000	2,401	\$728.03
4512 Alcorn Drive	\$1,629,000	\$1,850,000	2,171	\$852.14
5660 Bramblewood Road	\$1,733,000	\$1,859,000	2,632	\$706.31
4622 Alta Canyonada Road	\$1,895,000	\$1,911,000	2,653	\$720.32
4537 Alcorn Drive	\$1,749,000	\$2,000,000	2,378	\$841.04
859 Saint Katherine Drive	\$2,045,000	\$2,040,000	3,385	\$602.66
721 Craig Avenue	\$2,100,000	\$2,325,000	3,068	\$757.82
4045 Hampstead Road	\$1,990,000	\$2,420,000	2,221	\$1,089.60
607 Knight Way	\$2,148,000	\$2,425,000	2,135	\$1,135.83
4858 Commonwealth Avenue	\$2,780,000	\$2,750,000	5,387	\$510.49
4362 Hayman Avenue	\$2,750,000	\$2,750,000	3,440	\$799.42
1930 Tondolea Lane	\$2,825,000	\$3,084,640	3,909	\$789.11
4358 Commonwealth Avenue	\$3,675,000	\$3,965,000	4,120	\$962.38
4363 Beulah Drive	\$4,500,000	\$4,500,000	6,635	\$678.22
888 Flintridge Avenue	\$5,495,000	\$5,050,000	4,810	\$1,049.90
4229 Oakwood Avenue	\$5,970,000	\$5,900,000	6,610	\$892.59

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Community Happenings

Hello and Happy August:

Well it's definitely hot enough....Hope you are enjoying the last few weeks of Summer Vacation. School is scheduled to start soon and fingers crossed schools will get back to somewhat normal. I know my son is looking forward to going to his last year of law school in person.

As hot as it is, I am looking forward to seeing friends at Music in the Park next Sunday.

Is your home fitting all your needs? Are you happy when you are at home? If not, what needs to change? My husband and I just finished refinancing our home (rates are still crazy low and if you need help with that I would be happy to refer you to a few wonderful lenders I have worked with). We are slowly considering a second home close to the beach. If you need any help, I can connect you to a real estate professional that I will personally interview for you....

and always remember....

"There's no place like home".

Event	Date	Location
Farmer's Market	Every Saturday	Across from Memorial Park
Music in the Park	Every Sunday through September 5th, 6:00pm-8:00pm	Memorial Park
Early Morning Yoga	Saturday, August 7th, 7:30am-8:30am	Descanso Gardens
Pet Adoption Event	Saturday, August 14th, 11:00am-1:30pm	Gelson's Market
First Day of School	Monday, August 16th	LCUSD
Chamber of Commerce Monthly Mixer	Thursday, August 19th, 6:00pm-8:00pm	Olberz Park in front of City Hall
Castle Garden Gallery Tour	Sunday, August 22nd, 5:30pm-6:15pm	Descanso Gardens



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