



La Cañada Real Estate 101

Inside the 91011 Community

October, 2021



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Kathy's Real Estate Notes

Hello Everyone:

I feel like a broken record because the real estate market continues to be hot!! We saw a lot of properties close escrow last month. Properties are still coming on the market but things have cooled off a bit. Unless the property is amazing, we are not getting the crazy number of offers as we were about 2-3 months ago. For example, instead of 10-12 offers we are seeing 2-3 offers on properties. Please keep in mind you only need 1-2 good offers and a professional helping you to get the best price and terms on your property. Things seem a bit more normal but many believe that's how it always is this time of year. The next few months should tell the real story. There are a lot of buyers out there and interest rates are still staying low.

We currently have ONLY 24 properties on the market in the school district. Our least expensive is a 2 bedroom, 2 bath property at 4420 Union Avenue with an asking price of \$1,250,000 and 607 Foxwood Road is once again the most expensive property on the market right now with an asking price of \$9,750,000. For those wondering, the property at 4110 Woodleigh Lane which had an asking price of \$12,500,000 went into escrow on 09/26/2021. Can't wait to see what price it will close at and will definitely keep you posted.

For the second month in a row we had 27 properties successfully close escrow. Out of those, 17 sold over the asking price and 7 sold under the asking price. Happy to see our average price per square foot went up from \$806.13 in August to \$824.38 in September. 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. Please remember, **THIS IS STILL A GREAT TIME TO BE A SELLER!** However, now more than ever it is so important to work with a local expert that knows how to best position a property for today's market.

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 SEPTEMBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
729 Starlight Heights Drive	\$1,070,000	\$970,500	1,743	\$556.80
757 Galaxy Heights Drive	\$1,099,000	\$1,095,000	1,932	\$566.77
769 Starlight Heights Drive	\$1,099,000	\$1,095,100	1,932	\$566.82
771 Starlight Heights Drive	\$1,050,000	\$1,150,000	1,743	\$659.78
4610 Crown Avenue	\$1,295,000	\$1,350,000	1,261	\$1,070.58
4842 Viro Road	\$1,388,000	\$1,350,000	1,332	\$1,013.51
831 Salisbury Road	\$1,499,990	\$1,500,000	2,443	\$614.00
369 Noren Street	\$1,495,000	\$1,560,000	1,782	\$875.42
4715 Palm Drive	\$1,450,000	\$1,565,000	1,972	\$793.61
4567 Loma Vista Drive	\$1,495,000	\$1,620,000	1,834	\$883.32
5148 Oakwood Avenue	\$1,680,000	\$1,647,750	1,810	\$910.36
354 Knight Way	\$1,495,000	\$1,665,500	1,583	\$1,052.12
911 Big Briar Way	\$1,684,000	\$1,679,000	2,362	\$710.84
634 De Nova Street	\$1,695,000	\$1,786,000	1,888	\$945.97
1525 Sugar Loaf Drive	\$1,699,000	\$1,900,000	2,203	\$862.46
5617 Burning Tree Drive	\$1,795,000	\$1,900,000	2,641	\$719.42
5244 Stardust Road	\$1,669,000	\$1,925,000	1,711	\$1,125.07
309 Inverness Drive	\$1,985,000	\$2,000,000	2,250	\$888.89
4764 Rosebank Drive	\$1,895,000	\$2,258,000	2,128	\$1,061.09
4428 Oakwood Avenue	\$1,995,000	\$2,300,000	2,206	\$1,042.61
3889 Hampstead Road	\$2,795,000	\$2,795,000	4,187	\$667.54
4843 Grand Avenue	\$2,650,000	\$2,900,000	3,450	\$840.58
1029 Fairview Drive	\$2,950,000	\$2,950,000	3,945	\$747.78
800 Greenridge Drive	\$3,750,000	\$3,400,000	5,585	\$608.77
4721 Vineta Avenue	\$3,450,000	\$3,450,000	4,522	\$762.94
855 Inverness Drive	\$3,650,000	\$3,680,000	4,762	\$772.78
4959 Commonwealth Avenue	\$4,190,000	\$4,500,000	4,795	\$938.48

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Community Happenings

Hello and Happy October:

My absolute favorite month of the year. My husband and I will be celebrating our 33rd wedding anniversary on the 15th. Where did the years go?

Hope you are enjoying Fall, and what a rain storm we had last night. Wow! 1. I don't remember the last time it rained and 2. The lighting storm was pretty amazing.

These past two years there are two phrases that keep coming to mind:

1. "There truly is no place like home" and
2. "Life is precious and short"

I, for one am not taking anything for granted. I am truly blessed and thankful for all that I have.

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Dallas & Dannie Raines Book Signing	Thursday, October 7th, 7:00pm	Flintridge Bookstore
Tours, Tacos & Tequila	Sunday, October 10th, 12:30pm	La Cañada Thursday Club
Carved Pumpkin Walk	October 11-31st, 6:30pm, 7pm, 7:30pm, 8pm, 8:30pm & 9pm	Descanso Gardens
Inaugural Golf Tournament	Monday, October 11th, 9:00am	La Cañada Country Club
Virtual Forum on Bears	Tuesday, October 12th, 6:00pm	https://cityoflcf.org
Homecoming Game	Friday, October 15th, 7:00pm	La Cañada High School
Angeles Crest Art Guild Fundraiser	Saturday, October 16th, 10:00am	917 Wiladonda Drive
Craft Fair & Boutique	Saturday, October 16th, 11:00am	Lutheran Church in the Foothills
LCFEF's Trunk-O-Ween	Friday, October 29th, 5:30pm	La Cañada High School
Halloween Decorating Contest	Winners announced Sunday, October 31st by LCF Chamber	Homes throughout LCF



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