



# La Cañada Real Estate 101

## Inside the 91011 Community

November, 2021



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## Kathy's Real Estate Notes

Hello Everyone:

Well, just when I feel it might be slowing down, I am reminded how crazy the real estate market really is here. I listed 1615 Del Oro Drive last Friday, had showings only during the 2 open houses during Halloween weekend, and by Monday we had 6 very good offers and opened escrow WAY OVER the asking price of \$1,895,000. The Seller could not be happier!

We had 25 properties close escrow last month. There are still a lot of buyers out there and they want to buy now. If you are considering selling, you will have very little competition right now and you don't have to move right away. We can negotiate the possession date so you don't have to stress about where you are moving to and can still take advantage of the great Sellers' market.

We currently have ONLY 16 properties on the market in the school district. Our least expensive is a 3 bedroom 2 bath property at 4615 Orange Knoll Avenue with an asking price of \$1,295,000 and 607 Foxwood Road is still the most expensive property on the market right now with an asking price of \$9,750,000.

Last month we had 25 properties successfully close escrow. Our average price per square foot went up from \$824.38 in September to \$875.73 in October. 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. 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 not quite ready to sell now and are thinking next year is the time, please remember it's never too early to talk about strategy. We can definitely set up a time and discuss when would be the best for you and your property and what should or shouldn't be done to prepare.

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 OCTOBER CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4746 Hayman Avenue	\$1,450,000	\$1,500,000	1,624	\$923.65
5230 Redwillow Lane	\$1,499,000	\$1,555,000	1,837	\$846.49
1105 Lavender Lane	\$1,585,000	\$1,585,000	1,584	\$1,000.63
4623 El Camino Corto	\$1,380,000	\$1,600,000	1,902	\$841.22
4810 Viro Road	\$1,698,000	\$1,650,000	2,144	\$769.59
4916 Alminar Avenue	\$1,699,000	\$1,701,000	2,012	\$845.43
4724 La Cañada Boulevard	\$1,844,000	\$1,844,000	2,213	\$833.26
800 Valley Crest Street	\$1,950,000	\$2,175,000	2,368	\$918.50
934 De Linda Lane	\$2,499,000	\$2,200,000	3,018	\$728.96
5706 Catherwood Drive	\$2,295,000	\$2,255,000	3,347	\$673.74
336 Baptiste Way	\$2,349,000	\$2,265,000	3,018	\$750.50
282 Saint Katherine Drive	\$2,395,000	\$2,310,000	2,545	\$907.66
1114 Uintah Street	\$2,149,000	\$2,557,000	2,378	\$1,075.27
417 Richmond Road	\$2,749,000	\$2,700,000	3,407	\$792.49
5805 Briartree Drive	\$2,495,000	\$2,725,000	3,207	\$849.70
4636 Vineta Avenue	\$3,100,000	\$3,150,000	3,665	\$859.48
5321 Alta Canyonada	\$3,750,000	\$3,200,000	4,449	\$719.26
1161 Descanso Drive	\$2,995,000	\$3,270,000	2,652	\$1,233.03
4318 Commonwealth Avenue	\$2,754,000	\$3,300,000	2,970	\$1,111.11
4714 Vineta Avenue	\$3,095,000	\$3,350,000	4,232	\$791.59
4801 La Cañada Boulevard	\$3,888,500	\$3,780,000	3,961	\$954.30
921 Monarch Drive	\$4,198,000	\$4,172,000	4,929	\$846.42
5180 Alta Canyonada Road	\$7,650,000	\$6,850,000	7,873	\$870.06
1600 Fairmount Avenue	\$8,999,999	\$8,500,000	10,409	\$816.60
4110 Woodleigh Lane	\$12,500,000	\$10,950,000	11,719	\$934.38

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## Community Happenings

Hello and Happy November:

Hope everyone had a safe and Happy Halloween. It was so nice to see people out and about and enjoying a safe tradition. I hear Indianola was crazy busy and lots of fun was had by all.

As Thanksgiving approaches I am reminded how THANKFUL I am to be a part of such a wonderful community and to be able to have a career that I LOVE and spend time helping wonderful folks with their real estate needs.

WISHING YOU ALL A VERY HAPPY THANKSGIVING!!!!

Event	Date	Location
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Ceramics Date Night	Saturday, November 6th, 6:00pm-8:30pm	Community Center of La Cañada
Wine & Roses Parade Float Fundraiser	Saturday, November 6th, 4:00pm-6:30pm	Flintridge Riding Club
Veterans Day	Thursday, November 11th	
LCHS Boosterfest 2021	Saturday, November 13th, 6:00pm-10:00pm	Oakmont Country Club
November Craft Fair & Boutique	Saturday, November 20th, 9:00am-4:00pm	Lutheran Church in the Foothills
Enchanted Forest of Light	Sunday, Nov. 21st, 2021-Sunday, Jan. 9th, 2022, 5:30pm	Descanso Gardens
Thanksgiving Day	Thursday, November 25th	
CCLCF's Thanksgiving Run & Food Drive	Thursday, November 25th, 8:00am	La Cañada Memorial Park
Small Business Saturday Celebration	Saturday, November 27th, 10:30am-4:30pm	Flintridge Bookstore
Christmas Tree Lot	Saturday, November 27th-December 20th	YMCA of the Foothills



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