



La Cañada Real Estate 101

Inside the 91011 Community

April, 2022



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Kathy's Real Estate Notes

Hello Everyone:

Welcome to our Spring Selling Season. Spring is officially here and we are starting to see more properties come on the market. We are still seeing a high demand, especially in the \$2m-\$3m range.

We currently have only 21 properties on the market in La Cañada. That's only 1 more than we had at this time last month. We did see interest rates rise and they seem to be going on an upward trend. I know the lenders I talk to are not very happy with what's happening and it will be interesting to see if it will make a difference to our high demand. The lowest priced property on the market as of today is a cute little 3 bedroom, 2 bath home on a flag lot at 955 Vista Del Valle Road with an asking price of \$1,499,900. We have 6 properties over \$6m, but the most expensive one is 4235 Woodleigh Lane with an asking price of \$9,980,000. The builders on that, or I should say investors, are the same as the property on 4200 Mesa Vista Drive that has been sitting on the market for 410 days. Yes, 410 days in this market....if you see my tag line on my social media ads, I always have the hashtag #whoyouworkwithmatters....just saying. Although the market is hot and we are in a sellers' market, it is crucial to work with an experienced, local agent that knows the ins and outs of the market in this community.

Last month we had 19 properties successfully close escrow. Out of those, 13 of them sold for over the asking price and 4 sold for under. Happy to report our average price per square foot jumped from \$867.30 in February to \$974.87 in March. I can't stress enough that 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.

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 MARCH CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
5114 Angeles Crest Highway	\$975,000	\$1,277,000	1,698	\$722.61
4604 Crown Avenue	\$1,450,000	\$1,555,000	1,642	\$947.02
1116 Flintridge Avenue	\$1,700,000	\$1,700,000	1,982	\$857.72
3849 Keswick Road	\$1,495,000	\$1,850,000	1,620	\$1,141.98
442 Oliveta Place	\$1,795,000	\$1,941,970	1,663	\$1,167.75
202 Baptiste Way	\$1,895,000	\$1,988,380	2,262	\$879.04
2009 Tulip Tree Lane	\$2,195,000	\$2,000,000	3,083	\$648.72
4578 Viro Road	\$1,995,000	\$2,250,000	2,045	\$1,100.24
5135 Crown Avenue	\$1,875,000	\$2,250,000	1,990	\$1,130.65
1045 Inverness Drive	\$2,099,000	\$2,315,000	3,043	\$760.76
4636 Alveo Road	\$1,995,000	\$2,560,000	2,469	\$1,036.86
4653 Alveo Road	\$2,499,999	\$3,225,000	3,109	\$1,037.31
4228 Chula Senda Lane	\$3,495,000	\$3,341,000	2,375	\$1,406.74
1023 Green Lane	\$3,550,000	\$3,625,000	3,738	\$969.77
4917 Hampton Road	\$3,495,000	\$3,800,000	4,162	\$913.02
4928 Vineta Avenue	\$4,250,000	\$4,680,000	4,799	\$975.20
1025 Olive Lane	\$4,999,999	\$4,750,000	5,123	\$927.19
690 Wendover Road	\$5,988,500	\$5,650,000	5,019	\$1,125.72
4331 Shepherds Lane	\$6,250,000	\$6,250,000	8,073	\$774.19

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Community Happenings

Happy April:

Happy Spring. Hoping you are enjoying the beautiful weather we are experiencing. I know many are away this week for Spring Break. Life seems to be pretty much back to normal. Looking forward to planning a real vacation later this year and purchased some concert tickets for the Hollywood Bowl and the Pasadena Pops. Life is back and I am so appreciative for that. We survived; it wasn't easy, but we did it. I have truly learned to enjoy every second because you never know what can happen and most of all "There's no place like home"....

Oh and by the way, I took my own advice and sold in this crazy hot market and will be moving soon.....more to come....

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Spring Break	Monday, April 4th-8th	All LCUSD
Spring Bloom Tours	Every Saturday from April 9th-May14th, 11:00am and 1:00pm	Descanso Gardens
Pet Adoption with Pasadena Humane	Sunday, April 10th, 11:00am-2:00pm	Gelson's La Cañada
Passover	Friday, April 15th	Happy Passover
Exhibition: Harry Bertschmann—Over 50 Years of Painting	Friday, April 15th, 12:00pm-5:00pm	Stephanie's Art Gallery & Custom Framing
Easter	Sunday, April 17th	Happy Easter
LCF Chamber Monthly Mixer	Thursday, April 21st, 6:00pm-8:00pm	Fresh Brothers Pizza
Earth Day	Friday, April 22nd	Happy Earth Day
LCHS Spring Choral Concert	Wednesday, April 27th, 7:30pm-9:00pm	First United Methodist Church of Pasadena



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