



# La Cañada Real Estate 101

## Inside the 91011 Community

May, 2022



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## Kathy's Real Estate Notes

Hello Everyone:

Hope you are all doing as well as the real estate market is doing. I feel like a broken record, but oh my goodness, the demand from buyers is insane. Properties are selling for crazy prices and every time we think it might slow down, it just doesn't. The Fed has started raising interest rates with the hope of stabilizing this market and eventually it needs to get back to normal. However, for now, we are still in a seller's market here in the 91011 zip code, along with surrounding communities, and are not seeing any easing with prices.

We currently have only 21 properties on the market in La Cañada. That's the same number as when I was typing last month's newsletter. The lowest priced property on the market as of today is a cute little 3 bedroom, 2 bathroom home at 4372 Bel Aire Drive with an asking price of \$1,598,000. That property belongs to a local Realtor; interesting point is, we are seeing many Realtors putting their own properties on the market. The most expensive one is now at 520 Georgian Road with an asking price of \$10,995,000.

We had a busy month of sales last month where a total of 33 properties successfully closed escrow. Out of those, 24 sold for over the asking price and 5 sold for under. Happy to report our average price per square foot went up again from \$974.87 in March to \$982.96 in April. 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](mailto:Kathy@imuragent.com). I look forward to hearing from you...



## SUCCESSFUL APRIL CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4832 La Canada Boulevard	\$1,100,000	\$1,250,000	1,404	\$890.31
776 Starlight Heights Drive	\$1,179,000	\$1,450,000	1,974	\$734.55
955 Vista Del Valle Road	\$1,499,900	\$1,625,000	1,500	\$1,083.33
4218 La Tour Way	\$1,590,000	\$1,630,000	2,359	\$690.97
379 Knight Way	\$1,598,000	\$1,700,000	1,822	\$933.04
1407 Verdugo Boulevard	\$1,890,000	\$1,850,000	2,465	\$750.51
5329 Linda Vista Drive	\$1,600,000	\$1,886,000	1,868	\$1,009.64
5363 Alta Canyon Road	\$1,900,000	\$2,200,000	1,711	\$1,297.49
4622 Grand Avenue	\$1,895,000	\$2,300,000	2,091	\$1,099.95
4532 Belita Lane	\$1,795,000	\$2,310,000	1,866	\$1,237.94
1204 Pequena Lane	\$1,925,000	\$2,400,000	2,130	\$1,126.76
4935 Del Monte Road	\$1,998,000	\$2,406,000	2,438	\$986.87
5059 Crown Avenue	\$2,095,000	\$2,425,000	2,331	\$1,040.33
1306 Salisbury Road	\$1,995,000	\$2,450,000	2,260	\$1,084.07
5729 Summit Crest Drive	\$2,195,000	\$2,450,000	2,678	\$914.86
347 Baptiste Way	\$2,099,000	\$2,465,000	2,585	\$953.58
933 Coral Way	\$2,350,000	\$2,525,000	3,231	\$781.49
826 Green Lane	\$2,895,000	\$2,750,000	1,708	\$1,610.07
1026 Wiladonda Drive	\$3,000,000	\$3,000,000	3,210	\$934.58
5039 Angeles Crest Highway	\$2,399,000	\$3,100,008	2,951	\$1,050.49
5037 Merita Place	\$2,695,000	\$3,200,000	3,837	\$833.98
1135 Vista Del Valle Road	\$3,000,000	\$3,350,000	4,762	\$703.49
1331 Descanso Drive	\$3,500,000	\$3,500,000	2,414	\$1,449.88
4871 La Canada Boulevard	\$3,500,000	\$3,500,000	3,278	\$1,067.72
5210 Donna Maria Lane	\$2,749,000	\$3,630,000	3,636	\$998.35
4261 Commonwealth Avenue	\$3,300,000	\$3,675,000	3,514	\$1,045.82
619 Meadow Grove Street	\$3,050,000	\$3,700,000	5,433	\$681.02
1146 Flanders Road	\$4,195,000	\$4,050,000	4,947	\$818.68
4379 Chevy Chase Drive	\$3,850,000	\$4,350,000	4,537	\$958.78
5320 Ivafern Lane	\$4,395,000	\$4,395,000	6,157	\$713.82
2051 Los Amigos Street	\$4,350,000	\$4,410,000	4,865	\$906.47
502 Dartmouth Place	\$4,845,000	\$4,800,000	5,734	\$837.11
828 Flintridge Avenue	\$6,250,000	\$6,000,000	4,951	\$1,211.88

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## Community Happenings

Happy May:

Happy soon to be Mother's Day to all the lovely Moms out there.

Proud Mommy moment I have to share: my baby is graduating from law school on the 15th and I couldn't be more proud.

As far as our sweet town, so looking forward to all the regular Memorial Weekend festivities plus some new ones added.

Enjoy and please stay safe....

"There's no place like home" is my new mantra.

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Pasadena Humane & SPCA Mobile Pet Tag Event	Saturday, May 7th, 10:00am-12:00pm	Memorial Park
Annual Spring Ceramic Sale	Friday, May 6th, 3:00-8:00pm & Saturday, May 7th, 10:00am-6:00pm	Community Center of LCF
Mother's Day	Sunday, May 15th	Happy Mother's Day!
The Sound of Music: Event by St. Monica Academy	Friday, May 20th & Saturday, May 21st, 7:00pm-10:00pm	Lanternman Auditorium
Fiesta Days: Breakfast & Vintage Car Show Tournament of Roses Assn. Open House LCF Sister Cities Annual Meeting Family Flick "Encanto"	Saturday, May 28th, 8:00am-11:00am Saturday, May 28th, 11:00am-2:00pm Saturday, May 28th, 5:30-7:30pm Saturday, May 28th, 8:30pm	Memorial Park 4524 Hampton Road Lanternman House Memorial Park
Fiesta Days: Family Dinner & Music LCHS Jazz Band Fireworks Show	Sunday, May 29th, 6:00pm (Dinner) Sunday, May 29th, 6:30pm Sunday, May 29th, 8:45pm	Memorial Park
Memorial Day	Monday, May 30th	All LCUSD
Fiesta Days: YMCA Family Fun Run Memorial Service Fiesta Days Parade Afternoon in the Park Music in the Park	Monday, May 30th, 7:00am Monday, May 30th, 9:00am Monday, May 30th, 10:00am Monday, May 30th, 12:00pm-3:30pm Monday, May 30th, 4:00pm	Descanso Gardens Memorial Park Begins at Cornishon Avenue Memorial Park Memorial Park



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