



La Cañada Real Estate 101

Inside the 91011 Community

July, 2022



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Kathy's Real Estate Notes

Hello Everyone:

Hope everyone had a safe and pleasant Holiday weekend. If you listen to the news, you would think the sky is falling as far as real estate goes, but if you want reality, we are still seeing record sales taking place and buyers that want to purchase. Yes, the interest rate hikes have taken some buyers out of the market, or there are some that want to wait and see how things pan out, but the reality is that there is low supply and high demand in our real estate world. I would be happy to discuss further if you have questions on how your property value might be affected.

We currently have only 19 properties on the market in La Cañada which are in the school district. That's extremely low for this time of year. If you are considering taking advantage of the market, you have very little competition and we should talk strategy. The lowest priced property on the market as of today is a 3 bedroom, 3 bathroom townhome at 5335 Godbey Drive with an asking price of \$1,295,000. This is a good time to point out a (what seems to be, in my opinion) crazy sale! There was a townhome at 778 Starlight Heights Drive that sold last month for \$2,050,888. It was remodeled and had a private pool with views, but that is definitely record-breaking for the townhomes up by the country club. The most expensive property on the market is still the property at 607 Foxwood Road that is back on the market for \$8,995,000. If you recall, they came on the market back in April of 2019 with an asking price of \$11,000,000. It is so important to price correctly and not chase the market down.

We had a total of 18 properties successfully close escrow in June. Out of those, 13 sold for over the asking price and only 4 sold for under. Our average price per square foot jumped from \$949.79 in May to \$1,019.71 in June. Yes, our average price per square foot hit over \$1,000.00! That's great news for anyone that is considering selling. 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 JUNE CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
4750 Hayman Avenue	\$1,699,000	\$1,657,500	1,564	\$1,059.78
4371 Bel Aire Drive	\$1,598,000	\$1,775,000	1,478	\$1,200.95
5040 Louise Drive	\$1,799,000	\$1,799,000	1,871	\$961.52
1233 Flanders Road	\$1,849,000	\$1,858,000	1,820	\$1,020.88
1942 Lombardy Drive	\$1,900,000	\$1,862,000	2,492	\$747.19
778 Starlight Heights Drive	\$1,798,000	\$2,050,888	1,974	\$1,038.95
5717 Alder Ridge Drive	\$1,950,000	\$2,150,000	2,352	\$914.12
5457 La Forest Drive	\$1,998,000	\$2,250,000	3,007	\$748.25
4714 Hayman Avenue	\$2,249,000	\$2,500,000	2,201	\$1,135.85
5635 Bramblewood Road	\$2,395,000	\$2,580,000	2,539	\$1,016.15
4737 Alminar Avenue	\$2,295,000	\$2,827,800	2,386	\$1,185.16
1547 Earlmont Avenue	\$2,795,000	\$3,000,000	2,984	\$1,005.36
4374 Chevy Chase Drive	\$2,198,000	\$3,025,000	2,017	\$1,499.75
5078 Commonwealth Avenue	\$2,695,000	\$3,117,500	2,700	\$1,154.63
438 Richmond Road	\$3,247,000	\$3,625,000	3,462	\$1,047.08
2039 Tondolea Lane	\$3,999,999	\$3,700,000	4,520	\$818.58
4357 Encinas Drive	\$3,795,000	\$3,780,000	4,598	\$822.10
4425 Shepherds Lane	\$4,095,000	\$4,500,000	4,599	\$978.47



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Community Happenings

Happy July:

Summer is in full swing. We had a wonderful 4th of July weekend with festivities at the Hollywood Bowl and Oakmont Country Club, and my husband and I even snuck out and saw a movie. Life seems so back to normal. Except—oh—we are moving! Yes, I am experiencing all the fun my clients get to experience with a move. Can't wait to be all settled in, but for now, the packing continues.....

Wishing you all a wonderful month of July, and if you are taking a trip, wishing you safe and fun travels.

<u>Event</u>	<u>Date</u>	<u>Location</u>
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Music in the Park	Every Sunday, 6:00pm-8:00pm through September 4th	Memorial Park
Independence Day	Monday, July 4th	Happy 4th of July!
Smarty Pants Storytime for Toddlers and Preschoolers	Every Friday in July, 3:30pm-4:00pm	La Cañada Library
"The Sleep Deprived Teen" Author Appearance	Thursday, July 7th, 7:00pm	Flintridge Bookstore
Pasadena Humane Society Adoption Event	Saturday, July 9th, 11:00am-2:00pm	Gelson's
Summer Open House	Sunday, July 10th, 10:30am-1:30pm	La Cañada Thursday Club
LCF Chamber Mixer & Merchants' Mart	Thursday, July 21st, 6:00pm-8:00pm	Olberz Park in front of City Hall



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