



La Cañada Real Estate 101

Inside the 91011 Community

August, 2022



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Kathy's Real Estate Notes

Hello Everyone:

Hope you're enjoying the last few days before school starts.

What's happening to the real estate market? I keep hearing the same question and what I can say is definitely not what the news is trying to scare everyone into thinking, however, the market has shifted. What does that mean? Well, it means different things for different areas. I can say that La Cañada still has a lot of demand, but buyers are being more hesitant to go into crazy bidding wars unless it's the perfect property. As a potential seller, it's more important now to work with an experienced professional Realtor that can best guide you into getting the highest net price for your property. That could mean different strategies for different properties. If you have any questions on this and what it means for your property, I'm happy to talk. Just give me a call.

We currently have only 28 properties on the market in La Cañada which are in the school district. The lowest priced property on the market as of today is a 3 bedroom, 3 bath townhome at 737 Starlight Heights Drive with an asking price of \$1,280,000. 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 16 properties successfully close escrow in July. Out of those, 7 sold for over the asking price and 6 sold for under. Our average price per square foot went down last month from \$1,019.71 in June to \$881.72 in July. 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 JULY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
1975 Hilldale Drive	\$1,449,000	\$1,510,000	1,577	\$957.51
530 Paulette Place	\$1,820,000	\$1,820,000	1,708	\$1,065.57
231 Saint Katherine Drive	\$2,400,000	\$2,100,000	4,252	\$493.89
342 Knight Way	\$1,995,000	\$2,250,000	2,011	\$1,118.85
5317 La Cañada Boulevard	\$1,950,000	\$2,250,000	2,489	\$903.98
1128 Wiladonda Drive	\$2,270,000	\$2,270,000	2,258	\$1,005.31
4384 Bel Aire Drive	\$2,200,000	\$2,360,000	2,839	\$831.28
1120 Green Lane	\$2,350,000	\$2,375,000	2,597	\$904.89
510 Starlight Crest Drive	\$2,995,000	\$3,045,000	3,644	\$835.62
5227 Donna Maria Lane	\$3,499,000	\$3,476,485	4,596	\$756.42
4455 Chevy Chase Drive	\$3,450,000	\$3,500,000	3,938	\$888.78
1211 Homewood Lane	\$3,895,000	\$3,600,000	5,553	\$648.30
1613 Fairmount Avenue	\$4,200,000	\$4,200,000	4,539	\$925.31
4154 Chevy Chase Drive	\$4,345,000	\$4,230,000	3,996	\$1,058.56
4200 Mesa Vista Drive	\$6,200,000	\$5,200,000	7,486	\$694.63
4235 Woodleigh Lane	\$9,980,000	\$9,365,000	9,282	\$1,008.94



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Community Happenings

Happy August:

I can't believe that summer is almost over and schools will be starting soon.

Well, we moved, and we are almost done with the unpacking. So excited to have this change in our lives and we are all enjoying our new home.

Truly, there is NO PLACE LIKE HOME!!!!!!

Table with 3 columns: Event, Date, Location. Rows include Farmer's Market, Music in the Park, SoCal Hawaiian Concert, KCRW Summer Nights, First Day of School, LCF Chamber Mixer, Run for the Health of It 5K, and Summer Bird Walk.



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