



La Cañada Real Estate 101

Inside the 91011 Community

September, 2022



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COLDWELL BANKER
REALTY



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Kathy's Real Estate Notes

Hope you're all staying cool in this crazy heat wave we have been experiencing.

Believe it or not, our real estate market is still hot as well. Properties that are priced well are still getting tons of interest and multiple offers and selling over asking price. The rise in interest rates has definitely affected the buying power for some buyers, but we still are seeing a high demand for buyers in the 91011 zip code. We all knew our community is the best place to raise a family, but now everyone knows, since Stacker.com posted an article that was picked up by local news channels stating that yes, La Cañada Flintridge is indeed the #1 place to raise a family in California. If we had high demand before, this article sure gets us more, which is great news for our property values.

We currently have only 29 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, 1 bathroom home at 4819 Del Monte Road with an asking price of \$1,449,000. 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 20 properties successfully close escrow. Out of those, 11 sold for over the asking price and 3 sold for under. Happy to say that our average price per square foot went up last month from \$881.72 in July to \$928.27 in August. 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 and 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..

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SUCCESSFUL AUGUST CLOSINGS

<u>Address</u>	<u>List Price</u>	<u>Sold Price</u>	<u>SqFt</u>	<u>\$/SqFt</u>
2350 Foothill Boulevard	\$925,000	\$925,000	1,526	\$606.16
5335 Godbey Drive	\$1,295,000	\$1,295,000	2,084	\$621.40
5326 Palm Drive	\$1,450,000	\$1,440,000	1,272	\$1,132.08
616 Antrim Place	\$1,749,000	\$1,771,000	1,784	\$992.71
4451 Hobbs Drive	\$1,850,000	\$1,900,000	1,832	\$1,037.12
4720 Orange Knoll Avenue	\$1,799,000	\$2,075,000	1,610	\$1,288.82
4838 La Canada Boulevard	\$1,999,000	\$2,215,000	2,404	\$921.38
535 Knight Way	\$2,237,500	\$2,237,500	2,325	\$962.37
5310 Pali Point Lane	\$2,085,000	\$2,356,666	2,058	\$1,145.12
3801 Domal Lane	\$2,495,000	\$2,750,000	2,537	\$1,083.96
4143 Forest Hill Drive	\$2,795,000	\$2,875,000	2,801	\$1,026.42
5120 Gould Avenue	\$3,100,000	\$3,170,000	2,840	\$1,116.20
4849 Fairlawn Drive	\$2,999,000	\$3,188,000	4,031	\$790.87
5315 La Forest Drive	\$3,595,000	\$3,500,000	6,020	\$581.40
1856 Earlmont Avenue	\$3,495,000	\$3,600,000	4,283	\$840.53
908 Flintridge Avenue	\$3,395,000	\$4,082,000	3,648	\$1,118.97
5313 Mountain Meadow Lane	\$4,500,000	\$4,500,000	6,239	\$721.27
399 Flintridge Oaks Drive	\$4,695,000	\$4,695,000	4,846	\$968.84
860 Greenridge Drive	\$4,995,999	\$4,895,000	7,402	\$661.31
520 Georgian Road	\$10,995,000	\$10,000,000	10,544	\$948.41

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Community Happenings

Happy September:

Hope everyone had a nice Holiday Weekend.

I spent the weekend situating my daughter in her cool new apartment in Santa Cruz. It's so amazing to see our children grow up and become adults in the real world.

My favorite phrase, and it truly means so much to me...

"There's no place like home"

<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
Labor Day	Monday, September 5th	Happy Labor Day!
Volunteer Coffee	Thursday, September 8th, 10:30am	Lanternman House
"What You Will" by Ensemble Shakespeare Theater	September 8th-11th, 5:30pm	Descanso Gardens
Meet & Greet Children's Book Author Alva Sachs, "Sam & Sadie Super Sleuths"	Saturday, September 10th, 11:00am	Flintridge Bookstore
LCF Chamber Monthly Mixer	Thursday, September 15th, 6:00pm-8:00pm	YMCA of the Foothills
LCFEF—Back to School Bingo	Friday, September 16th, 6:00pm-9:00pm	Castaway Restaurant in Burbank



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