



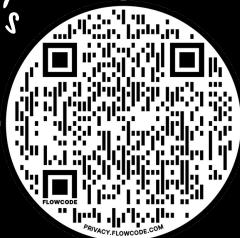
LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

FEBRUARY 2023



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

The real estate market is busy again in our little town. We are seeing multiple offers and lots of buyers looking to buy. Timing and pricing are key at this point, and working with an experienced local agent is extremely important. I'm always happy to discuss this in more detail and to let you know where your property stands in this changing real estate market. If you would like to know when a good time to sell would be and get the best results for your property, just give me a call and we can talk further.

We currently have only 21 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 2 bedroom, 3 bathroom located at 1729 Verdugo Boulevard with an asking price of \$1,299,000. Our most expensive listing is still the property at 305 Oriole Road, with an asking price of \$6,980,000. That property has been on the market for over 260 days with 2 different Realtors.

For the second month in a row, we had a total of only 11 properties successfully close escrow. Out of those, 4 sold for over the asking price and 6 sold for under. Funny, the same stats as December! Our average price per square foot went up from \$886.27 in December to \$952.97 in January. Please remember 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 who 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..



LA CAÑADA FLINTRIDGE

SUCCESSFUL JANUARY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
767 Starlight Heights Drive	\$1,198,000	\$1,174,000	1,743	\$673.55
4555 Encinas Drive	\$1,199,000	\$1,261,000	1,383	\$911.79
4702 La Canada Boulevard	\$1,569,000	\$1,530,000	1,723	\$887.99
1105 Fairview Drive	\$1,399,000	\$1,561,000	1,513	\$1,031.73
4622 Daleridge Road	\$1,900,000	\$1,850,000	2,455	\$753.56
4421 Bel Aire Drive	\$2,295,000	\$2,175,000	2,766	\$786.33
5246 Gould Avenue	\$2,395,000	\$2,300,000	2,378	\$967.20
4721 Las Colinas	\$3,250,000	\$3,260,000	3,862	\$844.12
934 Flintridge Avenue	\$3,395,000	\$3,650,000	3,520	\$1,036.93
665 Hillcrest Avenue	\$4,200,000	\$4,200,000	2,266	\$1,853.49
768 Forest Green Drive	\$4,379,000	\$4,240,000	5,761	\$735.98



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COMMUNITY HAPPENINGS

Happy February Everyone:

I am very excited to celebrate so many birthdays in my family this month. Both of my nephews on the 6th, my Mom in Heaven on the 9th, the best birthday present I've ever received (my Son) on the 10th and then myself on the 13th....SO many birthday cake calories to be consumed. Then we can't forget about Valentine's Day. Wishing you and your loved ones a wonderful Valentine's Day however you decide to celebrate. Remember, "There's no place like HOME".

I thank you all for reading my newsletters every month. I am grateful for your support and business and really appreciate your referrals. I have a lot of connections around the nation, and if I can't personally help you with real estate out of the area, I will make sure I pick the right agent to help you the same way I would.

Event	Date	Location
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Creation Station: Pop-Up Cards for Kids	Wednesday, February 8th, 3:30pm - 4:30pm	La Cañada Flintridge Library
Business Support & Development Committee Meeting	Wednesday, February 8th, 8:00am-9:00am	La Cañada City Hall
Music & Food Festival	Saturday, February 11th, 5:00pm-10:00pm	LCBS
Valentine's Day	Tuesday, February 14th	Happy Valentine's Day!
Aging with a Healthy Heart: Hybrid Doc Talk with Dr. Amirreza Solhpour	Wednesday, February 15th, 12:00pm-1:00pm	Crescenta Cañada YMCA
Presidents' Day	Monday, February 20th	Happy Presidents' Day!
Camellia Flower Arranging Demo & Society Tour	Saturday, February 25th, 2:00pm & 3:00pm	Descanso Gardens



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