



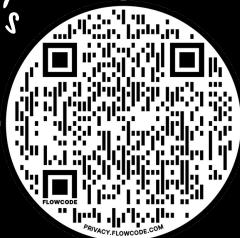
# LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

MARCH 2023



Check your home's  
value here



IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

## KATHY'S REAL ESTATE NOTES

Hello:

Well, I can tell you firsthand that the Buyers are out in full force, and unfortunately there are not enough properties to sell them. I recently put a 3 bedroom, 2 bathroom home on the market for \$1,875,000. I experienced the busiest open house of my career. We received 11 offers, and happy to report that we are in escrow well over \$2,000,000. Needless to say, my clients are very happy with the outcome. I can't stress enough that timing and pricing are key at this point, and working with an experienced local agent is extremely important. I'm always happy to review this with you in more detail and to let you know where your property stands in this changing real estate market. Just give me a call and we can discuss further when a good time to sell would be and how you can get the best results for your property.

We currently have only 19 properties on the market in La Cañada which are in the school district. The lowest priced property on the market as of today is still the 2 bedroom, 3 bathroom home located at 1729 Verdugo Boulevard, with an asking price of \$1,299,000. Our most expensive listing is now a property at 720 Forest Green Drive with an asking price of \$7,695,000. That property was on the market with a different broker last year for a little over 4 months.

Last month we only had 4 properties successfully close escrow. Yes, I had to double check myself, ONLY 4. Out of those, 1 sold for over the asking price and 3 sold for under. Our average price per square foot dipped from \$952.97 in January to \$809.47 in February. 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](mailto:kathy@imuragent.com). I look forward to hearing from you...



LA CAÑADA FLINTRIDGE

## SUCCESSFUL FEBRUARY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
4810 Viro Road	\$2,100,000	\$1,970,000	2,144	\$918.84
4173 Cambridge Road	\$2,590,000	\$2,250,000	2,848	\$790.03
1210 Fernside Drive	\$2,490,000	\$2,406,000	3,595	\$669.26
411 Meadowview Drive	\$2,495,000	\$3,010,000	3,501	\$859.75



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## COMMUNITY HAPPENINGS

Happy March Everyone:

As much as I have enjoyed the rain and SNOW I am SO ready for Spring. I discovered I could never live somewhere like Seattle; I love our sunny and warm days and I am so missing them right now. That being said, it was so beautiful watching the snow come down and actually stick for a little bit. Hoping your properties survived all the rain and wind. Please let me know if you need any help with recommendations for repairs. I am always able to refer reliable services.

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

Event	Date	Location
Farmer's Market	Every Saturday, 9:00am-1:00pm	Across from Memorial Park
Founder's Day Awards	Thursday, March 16th, 6:30pm-8:30pm	LCHS Auditorium
Spring Bloom Tours	Saturday, March 17th & Sunday, March 18th, 11:00am-12:00pm	Descanso Gardens
LCFEF Spring Gala "Monte Carlo Nights"	Saturday, March 18th, 5:00pm	The Vibiana Los Angeles
Lanterman Ragtime Dance	Sunday, March 19th, 12:00pm-4:00pm	Lanterman House
First Day of Spring	Monday, March 20th	Happy Spring!
Women's Hike - Strawberry Peak Trail	Saturday, March 25th, 8:00am	Meet at La Cañada Panera Bread
Elementary School Parent Tours	Friday, March 31st	PCR, LCE, & PCY



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