



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

APRIL 2023



Check your home's
value here



IMURAGENT

KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

Spring is here, but the real estate spring selling season is getting off to a very slow start. The main reason for that is that we just don't have enough properties for sale. There are SO many buyers out there but just not enough properties. If you are thinking of making a move, please, let's talk. 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 17 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 fixer at 1006 Green Lane. It's a 4 bedroom, 2 bathroom located at the corner of Green and Angeles Crest Highway, with an asking price of \$1,359,000. Our most expensive listing is now a property at 535 Meadow Grove Street with an asking price of \$8,995,000.

Last month we only had 9 properties successfully close escrow. Out of those, 7 sold for over the asking price and 2 sold for under. Happy to report that our average price per square foot went up from \$809.47 in February to \$945.55 in March. 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 MARCH CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
5021 Hillard Avenue	\$1,995,000	\$2,080,000	3,306	\$629.16
5105 Solliden Lane	\$1,875,000	\$2,100,000	1,958	\$1,072.52
5679 Bramblewood Road	\$1,995,000	\$2,350,000	2,407	\$976.32
4426 Commonwealth Avenue	\$2,690,000	\$2,705,000	2,690	\$1,005.58
4828 Tocaloma Lane	\$2,500,000	\$2,730,000	2,557	\$1,067.66
1117 Descanso Drive	\$2,379,000	\$2,750,000	2,570	\$1,070.04
4419 Cornishon Avenue	\$2,875,000	\$2,843,875	3,285	865.72
4819 Oakwood Avenue	\$2,995,000	\$2,970,000	2,952	\$1,006.10
840 Saint Katherine Drive	\$4,995,000	\$5,188,888	6,352	\$816.89



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COMMUNITY HAPPENINGS

Happy April Everyone:

It is slowly starting to feel like spring. It's still a bit too windy and cold for my liking, but as I plan Easter at my house I am getting excited for the new season. Looking forward to family time, golfing with friends and outdoor dining. Wishing you all a Happy Easter, and for those who celebrate Passover, wishing you a Happy Passover.

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
Spring Break	Monday, April 3rd - Friday, April 7th	All LCUSD
Passover	Wednesday, April 5th	Happy Passover!
Easter Day	Sunday, April 9th	Happy Easter!
Community Service Day	Saturday, April 15th, 8:30am	Descanso Gardens
Free Lecture: Searching for Arthur L. Haley, Forgotten Architect of DTLA	Sunday, April 16th, 2:00pm	Lanterman House
Brush & Brunch for 50+	Wednesday, April 19th, 11:00am-2:00pm	Community Center of LCF
LCF Chamber Monthly Mixer	Thursday, April 20th, 6:00pm-8:00pm	Stephanie's Art Gallery
Earth Day	Friday, April 22nd	Happy Earth Day!
Independent Bookstore Day	Saturday, April 29th, 10:30am	Flintridge Bookstore



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