



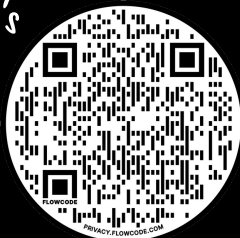
LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

MAY 2023



Check your home's
value here



IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

We are in full swing as far as the Spring Selling Season goes. We have so many buyers and, I feel like a broken record, not enough properties to sell them. I myself have 11 buyers who want to buy. Unfortunately, there just aren't enough properties to show, and the ones that are coming on the market are selling quickly in multiple offer situations. If you have ANY thoughts of maybe selling, I urge you to consider getting your property on the market NOW! I would love the opportunity to have a conversation and discuss what you could get for your property and at what terms. Let's discuss strategy!!!!

We currently have only 28 properties on the market in La Cañada which are in the school district. That's 11 more than we had last month at the time I was preparing this newsletter. The lowest priced property on the market as of today is located at 1417 Curran Street, a 3 bedroom, 2 bath with an asking price of \$1,150,000. Our most expensive listing is still the property at 535 Meadow Grove Street, with an asking price of \$8,995,000.

Last month, we had 12 properties successfully close escrow. Out of those, 4 sold for over the asking price and 6 sold for under. Our average price per square foot went down from \$945.55 in March to \$857.43 in April. 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 APRIL CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
4862 La Canada Boulevard	\$1,349,000	\$1,350,000	2,096	\$644.08
358 Knight Way	\$1,895,000	\$1,850,000	2,160	\$856.48
727 Waldorf Road	\$2,295,000	\$1,985,000	2,296	\$864.55
1015 Flintridge Avenue	\$1,999,000	\$1,999,000	2,603	\$767.96
216 Starlight Crest Drive	\$2,000,000	\$2,000,000	2,033	\$983.77
4115 Encinas Drive	\$2,295,000	\$2,150,000	3,270	\$657.49
4155 Cambridge Road	\$1,895,000	\$2,365,000	2,158	\$1,095.92
1345 El Vago Street	\$2,488,500	\$2,467,000	2,623	\$940.53
618 Knight Way	\$2,859,000	\$3,065,000	3,065	\$1,000.00
865 Greenridge Drive	\$3,395,000	\$3,150,000	4,521	\$696.75
5265 Haskell Street	\$3,998,000	\$3,859,000	4,000	\$964.75
840 Saint Katherine Drive	\$4,995,000	\$5,188,888	6,352	\$816.89



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COMMUNITY HAPPENINGS

Happy May Everyone:

We spent the weekend at Stagecoach and it was 105 degrees until the day we were leaving, where it turned cold and we came back to sweater weather. Now, I am looking forward to attending the wedding of our dear friends' and clients' children this weekend. Can't believe I am now at an age where my children's friends are getting married. So much to look forward to.

I thank you all for reading my newsletters every month. I truly thank you 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 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
Bingo De Mayo	Friday, May 12th, 5:00pm-10:30pm	La Cañada Thursday Club
2023 Annual Spring Ceramic Sale	Saturday, May 13th, 11:00am-6:00pm	Community Center of LCF
Mother's Day	Sunday, May 14th	Happy Mother's Day!
Fiesta Days: Casino Night	Friday, May 26th, 6:30pm-10:30pm	LCF Community Center
Fiesta Days: Breakfast & Vintage Car Show Tournament of Roses Open House Family Flick - "Monsters, Inc."	Saturday, May 27th, 8:00am-11:00am Saturday, May 27th, 11:00am-2:00pm Saturday, May 27th, 8:30pm	Memorial Park 4524 Hampton Road Memorial Park
Fiesta Days: Lanterman House Picnic Family Dinner & Music with LCHS Jazz Band Fireworks Show	Sunday, May 28th, 12:00pm-4:00pm Sunday, May 28th, 6:00pm Sunday, May 28th, 8:45pm	4420 Encinas Drive Memorial Park Memorial Park
Memorial Day	Monday, May 29th	
Fiesta Days: YMCA Fiesta Days Run Memorial Service Fiesta Days Parade Afternoon in the Park Music in the Park	Monday, May 29th, 7:00am Monday, May 29th, 9:00am Monday, May 29th, 10:30am Monday, May 29th, 12:00pm-3:30pm Monday, May 29th, 4:00pm	Descanso Gardens Memorial Park Begins at Cornishon Avenue Memorial Park Memorial Park



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