



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

JUNE 2023



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

We are in the midst of our Spring selling season, but unfortunately our sales are low because we have no inventory. There are SO many buyers wanting to purchase in our wonderful community but we just don't have sellers willing to sell their properties. 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 29 properties on the market in La Cañada which are in the school district. That's only 1 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 4327 Hayman Avenue, a 3 bedroom, 2 bath with an asking price of \$1,450,000. Our most expensive listing is still the property at 535 Meadow Grove Street, with an asking price of \$8,995,000. We did see three properties over \$5,000,000 go into escrow this last month, so the higher end is also moving.

Last month, we had 10 properties successfully close escrow. Out of those, 7 sold for over the asking price and 2 sold for under. Happy to say that our average price per square foot went up from \$857.43 in April to \$944.28 in May. 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 MAY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
1006 Green Lane	\$1,359,000	\$1,610,000	2,027	\$794.28
449 Oliveta Place	\$1,995,000	\$2,000,000	2,040	\$980.39
5182 Vista Miguel Drive	\$2,195,000	\$2,195,000	2,514	\$873.11
5145 La Canada Boulevard	\$2,195,000	\$2,345,000	2,413	\$971.82
4922 Indianola Way	\$2,397,000	\$2,725,000	2,408	\$1,131.64
3955 Robin Hill Road	\$3,374,000	\$3,200,000	4,727	\$676.96
926 Monarch Drive	\$2,975,000	\$3,300,000	2,539	\$1,299.72
5010 Hill Street	\$2,975,000	\$3,400,000	3,088	\$1,101.04
2031 Tondolea Lane	\$3,450,000	\$3,615,000	4,264	\$847.80
1326 Journeys End Drive	\$3,750,000	\$3,626,300	4,734	\$766.01



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COMMUNITY HAPPENINGS

Happy June Everyone:

Boy, totally experiencing June gloom here. So ready for sunshine!

My husband and I spent Memorial Day weekend in Colorado, where we had such beautiful weather and enjoyed some wonderful golfing. Hope everyone enjoyed the Fiesta Days activities in town. I loved seeing all the posts on social media; it totally took me back to when our kids were younger and we went from one activity to another in this wonderful community. Wishing everyone a wonderful month and looking forward to all the photos of fun activities and weddings that are coming up.

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
Last Day of School	Friday, June 2nd	All LCUSD
Music in the Park	Every Sunday, June 4th through September 3rd, 6:00pm	Memorial Park
LCF Chamber of Commerce Monthly Mixer	Thursday, June 15th, 6:00pm-8:00pm	Perception Optometry
Summer Music Series	Thursday, June 15th, 4:00pm-7:00pm	Descanso Gardens
Storytime with Guest Author Olivia Smith: "Dog Detectives Jacob & Bricks"	Saturday, June 17th, 10:30am	Flintridge Bookstore
Father's Day	Sunday, June 18th	Happy Father's Day!
Free Day	Tuesday, June 20th	Descanso Gardens



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