



# LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

AUGUST 2023



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

## KATHY'S REAL ESTATE NOTES

Hello:

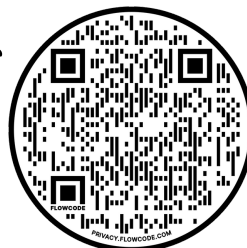
The weather and the real estate market just keep getting hotter. We are still seeing properties "fly off the shelf;" as soon as they come on, they sell right away. A listing in our office only took 14 days to sell from beginning to end. There are still so many buyers out there trying to get into our beautiful community. I keep wondering when this craziness will end and when will sellers start to say "I should've sold then." Remember, every property is different, and I am always here to answer any questions and to discuss strategy whenever you need.

We currently have only 22 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 brand new listing located at 1016 Salisbury Court, a 3 bedroom, 2 bath with an asking price of \$1,495,000. It's the first time this property has been on the market since 1975, when it was originally built. It will be interesting to see how it does; it's a great entry price, but the location might be a factor for some. Our most expensive listing is a modern property at 4245 Chula Senda Lane with an asking price of \$8,990,000.

Last month we had 19 properties successfully close escrow. Out of those, 12 sold for over the asking price and 6 sold for under. Our average price per square foot stayed pretty close to last month's, with just a dip from \$947.69 in June to \$943.20 in July. 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...

*Check your home's  
value here*







LA CAÑADA FLINTRIDGE

## SUCCESSFUL JULY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
720 Starlight Heights Drive	\$1,099,000	\$1,380,000	1,850	\$745.95
4926 Hampton Road	\$1,598,000	\$1,650,000	2,115	\$780.14
421 Oliveta Place	\$1,695,000	\$1,667,450	1,580	\$1,055.35
361 Mellow Lane	\$1,699,000	\$1,700,000	2,036	\$834.97
5156 Gould Avenue	\$1,795,000	\$1,825,000	2,282	\$799.74
954 Inverness Drive	\$1,995,000	\$1,910,000	2,424	\$787.95
4327 Hayman Avenue	\$1,450,000	\$2,050,000	1,847	\$1,109.91
4532 Belita Lane	\$2,100,000	\$2,150,000	1,866	\$1,152.20
4637 Alveo Road	\$2,088,888	\$2,200,000	2,090	\$1,052.63
4069 Hampstead Road	\$2,595,000	\$2,605,000	2,968	\$877.70
712 Wendover Road	\$2,998,000	\$2,700,000	5,526	\$488.60
1320 Verdugo Boulevard	\$2,495,000	\$2,725,000	2,080	\$1,310.10
4630 Grand Avenue	\$3,200,000	\$3,350,000	3,082	\$1,086.96
3632 Karen Sue Lane	\$3,600,000	\$3,400,000	4,180	\$813.40
1645 Earlmont Avenue	\$2,995,000	\$3,592,500	2,724	\$1,318.83
206 Inverness Drive	\$4,200,000	\$4,200,000	5,239	\$801.68
1046 Lavender Lane	\$3,850,000	\$4,600,000	4,351	\$1,057.23
1238 Green Lane	\$5,780,000	\$5,728,000	5,993	\$955.78
1248 Inverness Drive	\$8,800,000	\$8,500,000	9,533	\$891.64



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## COMMUNITY HAPPENINGS

Happy August Everyone:

I can't believe we are here in August already. The summer (actually, the year) is moving along so quickly. I hope you are enjoying the last days of summer break. Can't believe schools start soon. I am really enjoying seeing the summer vacation photos on social media. We got to enjoy a week in Cabo San Lucas last month with our daughter. Now that the kids are grown up and have "real jobs," it's hard to get time together as a family. Unfortunately, Michael had to work. Hope you are still enjoying backyard BBQs and some last minute summer travels. No matter where the summer takes us, I am always reminded that "There's just no place like home."

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
Music in the Park	Every Sunday until September 3rd, 6:00pm	Memorial Park
Hansel & Gretel by Pacific Opera Project	August 4th at 5:30pm, August 5th at 5:30pm, August 6th at 3:00pm & 5:30pm	Descanso Gardens
Business Support & Development Committee Meeting	Wednesday, August 9th, 8:00am-9:00am	La Cañada Flintridge City Hall
Camellia Lounge - Live Acoustic Music in the Japanese Garden	August 12th-13th, 18th-20th, & 25th-27th, 4:45pm	Descanso Gardens
Hatch Chile Season: Live Roasting Event	Saturday, August 12th, 7:00am-1:00pm	Gelson's La Cañada
First Day of School	Tuesday, August 15th	All LCUSD
Monthly Mixer & Merchants' Mart	Thursday, August 17th, 6:00pm-8:00pm	Olberz Park in front of City Hall
Age of the Dinosaurs Crafts	Wednesday, August 23rd, 3:30pm-5:00pm	La Cañada Flintridge Library
Kiwanis Club of La Cañada 75th Anniversary Gala & Fundraiser	Sunday, August 27th, 5:00pm-9:00pm	Oakmont Country Club



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