



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

SEPTEMBER 2023



Check your home's value here



IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

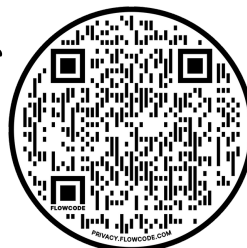
The summer is almost over and we are still experiencing low inventory in our little community. I don't normally list properties during long weekends, but due to low inventory and the timing for my clients, we put 3854 Hampstead Road on the market the Friday before Labor Day. I had two very busy open houses. There are just so many buyers out there and the minute a new property hits the market, they want to see it. This enchanting property is listed for \$3,795,000 and sits on over 1/2 an acre of usable land. We will hopefully be reviewing multiple offers after one more round of open houses this weekend. Stay tuned for updates on this beautiful view property. 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 24 properties on the market in La Cañada which are in the school district. The lowest priced property on the market as of today is 4 bedroom, 3 bath property located at 4528 Leata Lane and has an asking price of \$1,599,888. Our most expensive listing is still the modern property at 4245 Chula Senda Lane with an asking price of \$8,990,000.

Last month we had only 12 properties successfully close escrow. Out of those, 6 sold for over the asking price and 3 sold for under. Happy to report our average price per square foot went up from \$943.20 in July to \$985.97 in August. 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...

*Check your home's
value here*





LA CAÑADA FLINTRIDGE

SUCCESSFUL AUGUST CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
1003 Vista Del Valle Road	\$1,990,000	\$1,835,000	2,090	\$877.99
1102 Wiladonda Drive	\$1,695,000	\$1,880,000	1,744	\$1,077.98
5301 Palm Drive	\$1,995,000	\$1,995,000	1,868	\$1,067.99
4602 Alcorn Drive	\$1,895,000	\$2,025,000	2,426	\$834.71
4415 Chevy Chase Drive	\$2,199,999	\$2,350,000	1,806	\$1,301.22
5194 Vista Miguel Drive	\$2,450,000	\$2,450,000	2,776	\$882.56
5709 Alder Ridge Drive	\$2,399,000	\$2,553,000	2,552	\$1,000.39
5723 Catherwood Drive	\$2,495,000	\$2,745,000	2,610	\$1,051.72
1842 Fairmount Avenue	\$3,795,000	\$3,648,562.50	4,725	\$772.18
1210 Journeys End Drive	\$2,975,000	\$3,810,000	3,172	\$1,201.13
4162 Dorset Place	\$4,075,000	\$4,075,000	4,885	\$834.19
4261 Commonwealth Avenue	\$4,395,000	\$4,380,000	4,712	\$929.54



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COMMUNITY HAPPENINGS

Happy September Everyone:

Hope you all had a wonderful Labor Day Weekend. The weather has been a bit odd: we survived the hurricane and I am SO excited that it's already feeling like Fall. Jillian, my fabulous assistant, just reminded me that we need to purchase our pumpkins for our First Day of Fall drop offs. I'm so excited!!!! It's truly my favorite time of year. Remember, no matter the season....

"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
Community Connections: LCF Chamber and City of LCF Free Event	Thursday, September 14th, 5:00-7:00pm	Caltrans Parking Lot Across from Memorial Park
Greek Mythology: Aegis Shield	Thursday, September 14th, 3:30-4:30pm	La Cañada Flintridge Library
End of Summer Celebration	Thursday, September 21st, 5:00-7:00pm	Descanso Gardens
LCF Chamber September Monthly Mixer	Thursday, September 21st, 6:00-8:00pm	The Proper
101st Flintridge Autumn Classic	Thursday, September 28th-Sunday, October 1st	Flintridge Riding Club



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