



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

OCTOBER 2023



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

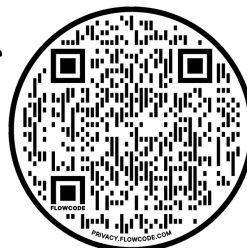
The weather is starting to feel like Autumn and we are starting to see pumpkins and all the wonderful hints of my favorite season. Remember the property I mentioned last month that I listed right before Labor Day weekend? We didn't receive multiple offers, however I'm happy to report we are in escrow and my clients could not be happier with the results. Not only did they get a wonderful price for their beautiful property, but we were able to negotiate fantastic terms. If you would like to hear more details about what I mean about terms, please give me a call. I'm happy to discuss that not only can we get the best price for properties, but we can get great terms where the seller has more time and options before making their next move. 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 25 properties on the market in La Cañada which are in the school district. The lowest priced property on the market as of today is 2 bedroom, 2 bathroom property located at 5114 Angeles Crest Highway. This is a property that is under an expansion project and they are selling it via an auction with a starting bid of \$800,000. If you would like more information on this or why they are using an auction, feel free to give me a call; I'm happy to explain further. 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 11 properties successfully close escrow. Out of those, 6 sold for over the asking price and 3 sold for under. Our average price per square foot went down a bit from \$985.97 in August to \$879.89 in September. 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 SEPTEMBER CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
1016 Salisbury Court	\$1,250,000	\$1,300,000	1,662	\$782.19
5070 Westslope Lane	\$1,898,000	\$1,800,000	2,144	\$839.55
4643 Alveo Road	\$1,800,000	\$1,800,000	1,776	\$1,013.51
4605 Alveo Road	\$1,749,000	\$1,820,000	2,015	\$903.23
1920 Lamp Post Lane	\$2,050,000	\$1,995,000	2,349	\$849.30
5207 Starlight Mesa Lane	\$2,249,000	\$2,300,000	2,554	\$900.55
2053 Sunnybank Drive	\$2,995,000	\$3,118,621	3,700	\$842.87
765 Forest Green Drive	\$2,695,000	\$3,180,000	3,442	\$923.88
3711 Via Serrano Avenue	\$3,550,000	\$3,550,000	4,252	\$834.90
1940 Lyans Drive	\$4,100,000	\$4,075,000	5,229	\$779.31
1935 Lyans Drive	\$3,895,000	\$4,270,000	4,230	\$1,009.46



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COMMUNITY HAPPENINGS

Happy October Everyone:

Happy Fall! Oh my gosh, October is my absolute favorite month of the year. I've already had my first batch of pumpkin pancakes at Dish (If you haven't tried them, I highly recommend you do). They are a family tradition and we truly look forward to them every Fall. Then, I had Golden Donuts prepare a dozen Halloween-themed donuts for a meeting. They were not only delicious but they were so nicely decorated. My husband and I are looking forward to celebrating our 35th wedding anniversary on the 15th and I have a fabulous family surprise on the 7th which I can't wait to share with you all. 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, 9:00 - 1:00pm	Across from Memorial Park
Carved	October 6-29, 6:00 - 10:00pm	Descanso Gardens
Community Document Shredding Event	Saturday, October 7, 8:00 - 11:00am	USC Verdugo Hills Hospital East Parking Lot
LCF Chamber of Commerce Monthly Mixer	Thursday, October 19, 6:00 - 8:00pm	Flintridge Physical Therapy
35th Annual Halloween Haunt "Fright Fest 2023"	Saturday, October 21, 1:00 - 5:00pm	La Cañada Elementary
Halloween Storytime with Author Jennie Palmer: "The Wompananny Witches"	Saturday, October 28, 10:30 - 11:30am	Flintridge Bookstore
Trunk or Treat and Movie Night	Saturday, October 28, 6:30 - 9:30pm	Crescenta Valley Sheriff's Station
One City One Book "Sushi Tuesdays" with Author Charlotte Maya	Sunday, October 29, 3:00pm	La Cañada Flintridge Library



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