



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

NOVEMBER 2023



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

The weather felt like fall for half a minute and now it's warm again. The Real Estate market is still very warm. If you are a seller, you don't have much competition, and if you are a strong buyer, you can get into the home of your dreams. The number of sales went up a bit last month with 14 closed escrows. More sellers are taking advantage of this low inventory market and getting wonderful results. Now, I'm not going to sugar coat things: there are some sellers who either have unrealistic goals or decide to work with inexperienced Realtors who don't know our community's market, and those sellers don't get the wonderful results they were hoping for. I always say that our market is special, and there's more to it than just taking the average price per square foot to come up with a price for your property. That's why I always refer to Zillow's estimate as a computer-generated number and remind people that the actual value of their property can be so different. 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.

We currently have only 21 properties on the market in La Cañada which are in the school district. The lowest-priced property on the market as of today is 3 bedroom, 2 bath property located at 4465 Alta Canyon Road with an asking price of \$1,395,000. Our most expensive listing is still the modern property at 4245 Chula Senda Lane, however, they had a \$640,000 price reduction and their new asking price is \$8,350,000.

As mentioned above, last month we had 14 properties successfully close escrow. Out of those, 5 sold for over the asking price and 6 sold for under. Happy to report that our average price per square foot went up from \$879.89 in September to \$940.97 in October.

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 OCTOBER CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
4811 Hampton Road	\$1,650,000	\$1,645,000	1,480	\$1,111.49
4124 Lanterman Lane	\$1,849,000	\$1,850,000	2,155	\$858.47
4286 Mesa Vista Drive	\$1,950,000	\$1,961,000	2,030	\$966.01
4307 Bel Aire Drive	\$1,975,000	\$1,975,000	2,088	\$945.88
325 Knight Way	\$2,099,888	\$2,000,000	2,379	\$840.69
4544 Alta Canyada Road	\$1,995,000	\$2,080,000	2,448	\$849.67
5224 Gould Avenue	\$2,495,000	\$2,300,000	3,062	\$751.14
3726 Berwick Drive	\$2,495,000	\$2,325,000	2,258	\$1,029.67
808 Inverness Drive	\$2,395,000	\$2,760,000	2,773	\$995.31
1948 Lombardy Drive	\$2,899,000	\$3,000,000	2,532	\$1,184.83
1201 Inverness Drive	\$3,650,000	\$3,400,000	5,383	\$631.62
355 Corona Drive	\$3,600,000	\$3,600,000	4,365	\$824.74
4358 Fairlawn Drive	\$4,025,000	\$4,025,000	4,527	\$889.11
4305 Woodleigh Lane	\$4,795,000	\$4,675,000	3,610	\$1,295.01



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COMMUNITY HAPPENINGS

Happy November Everyone:

Last month my husband and I traveled to France to celebrate our 35th wedding anniversary. We had honeymooned there back in 1988. Funny fact: the Dodgers won the World Series that year, but we were gone and had no way of knowing who won since there were no cell phones or internet back then. Interesting how times have changed and now we can't vacation without having all the news at our fingertips. Sometimes (or usually) that's not a great thing, but I tried getting better at putting the phone away and enjoying the trip. We had a wonderful time, and while we were gone our beautiful daughter got engaged. I couldn't be happier and can't wait to help her plan the wedding of her dreams. Looking forward to the Holidays and this year I will be cooking at home. 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
Holiday Shop Night	Wednesday, November 8, 5:00 - 8:30pm	La Cañada Thursday Club
Rangoli Art (for ages 5-12)	Thursday, November 9, 3:30 - 4:30pm	La Cañada Flintridge Library
Veterans Day	Saturday, November 11 (No School on 11/10)	Thank You, Veterans
Monthly Mixer - LCF Tournament of Roses	Thursday, November 16, 6:00 - 8:00pm	4525 Hampton Road (Float Construction Site)
Enchanted Forest of Light	November 19 – January 7 (Closed Nov. 23, Dec. 24 & 25)	Descanso Gardens
Thanksgiving	Thursday, November 23	Happy Thanksgiving!
CCLCF's 29th Annual Thanksgiving Day Run & Food Drive: 5K and Kids' Mile	Thursday, November 23, 7:30am	La Cañada Memorial Park



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