



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

DECEMBER 2023



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

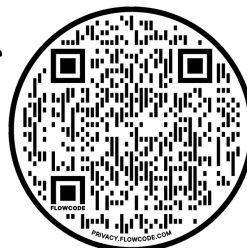
Properties are still selling in town, but we would sell a lot more if we had more available. Although interest rates are higher than the past few years, there are many buyers still looking to purchase in our area's price range. Yes, most first-time buyers have been pushed out of the market because of the rate increase, but I feel hopeful for them as Fed officials have hinted at not only stopping the increases but bringing rates down next year. Only time will tell. I do feel that all the sellers who are waiting for the spring selling market might want to reconsider as there is very little competition for sellers right now. I know the clients I have recently spoken with cannot believe the pricing that I quote them for the sale of their properties. It is a wonderful time to be a seller (just saying). 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 have a conversation. The other point I'd like to make is that sometimes people feel they should do a bunch of work to their property before they can sell. What I have to say is: STOP! Don't plan any projects before we have a conversation; a lot of times what you spend money on is not going to bring you the best rate of return when you sell. It's always best to discuss with me before starting anything and I am always happy to talk.

We currently have only 19 properties on the market in La Cañada which are in the school district. The lowest priced property on the market as of today is still the 3 bedroom, 2 bath property located at 4465 Alta Canyonada 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.

Last month we had 11 properties successfully close escrow. Out of those, 5 sold for over the asking price and 3 sold for under. Our average price per square foot went down a tad from \$940.97 in October to \$900.18 in November.

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 NOVEMBER CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
5316 Godbey Drive	\$1,130,000	\$1,201,000	1,894	\$634.11
1023 White Deer Drive	\$1,650,000	\$1,750,000	1,818	\$962.60
5028 Walmar Avenue	\$1,695,000	\$2,300,000	2,004	\$1,147.70
2024 Lombardy Drive	\$2,295,000	\$2,498,000	2,092	\$1,194.07
5147 Crown Avenue	\$2,249,000	\$2,640,000	2,361	\$1,118.17
4900 Hillard Avenue	\$2,910,000	\$2,910,000	4,347	\$669.43
501 Haverstock Road	\$3,900,000	\$3,675,000	8,662	\$424.27
3854 Hampstead Road	\$3,795,000	\$3,795,000	3,499	\$1,084.60
1911 Lyans Drive	\$4,595,000	\$4,200,000	4,478	\$937.92
832 Lynnhaven Lane	\$4,270,000	\$4,270,000	4,294	\$994.41
4200 Mesa Vista Drive	\$5,800,000	\$5,500,000	7,486	\$734.70



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COMMUNITY HAPPENINGS

Happy December Everyone:

As I type this, the weather is close to 80 degrees. Gotta love Southern California! I love the sunny, warm days, but it is December after all, and I do wish it would feel a bit more like winter. Hope everyone is looking forward to the holidays as much as I am. My heart is full already and it's only December 6th. Yesterday I helped chair a ladies' golf tournament at Oakmont Country Club. We collected toys or donations for Toys for Tots, which is a charity that Coldwell Banker has supported for many years. I am thrilled to say that not only did I fill up my SUV with toys from all the donations from the ladies at Oakmont, but I also collected over \$1,400 in cash to go purchase more toys. The generosity of folks this time of year is amazing. I am blessed to be in a community where we are fortunate enough to give to those in need. Our home is decorated for the holidays and I'm looking forward to spending time with wonderful friends and family. 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
Enchanted Forest of Light	Now through Sunday, January 7 5:30 - 10:00 pm (Closed December 24-25)	Descanso Gardens
Hanukkah	Thursday, December 7 - Friday, December 15	Happy Hanukkah
Annual Holiday Ceramic Sale	Saturday & Sunday, December 9 & 10 10:00 am - 4:00 pm	Community Center of La Cañada
LCF Chamber's 111th Annual Meeting & Election	Monday, December 11, 6:30 - 8:00 pm	Flintridge Sacred Heart
Holiday Open House	Sunday, December 17, 1:00 - 4:00 pm	Lanterman House
Winter Break	Thursday, December 21 - Monday, January 8	All LCUSD
Christmas	Monday, December 25	Merry Christmas
New Year's Eve	Sunday, December 31	Happy New Year



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