



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

JANUARY 2024



Check your home's value here



IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

Happy New Year! 2024 is here and promises to be a much better year for the real estate market. Last year, sales were down across the board, but our little community fared well and sellers here were able to get top dollar for their properties. We have such little inventory and so much demand that I urge you to discuss strategy with me if you are at all considering making a move in the next year.

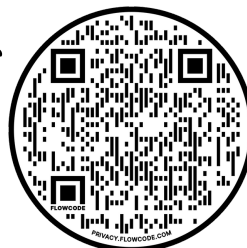
We had 12 closed escrows in December. I always say our market is special, which is why there's more to it than just taking the average price per square foot and coming up with a price for your property. I always refer to Zillow's estimate as a computer-generated number and remind people that the actual 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 15 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 bath property located at 4828 Oakwood Avenue with an asking price of \$1,450,000. Our most expensive listing is still the modern property at 4245 Chula Senda Lane with an asking price of \$8,350,000.

As mentioned above, last month we had 12 properties successfully close escrow. Out of those, 10 sold for over the asking price and 2 sold for under. Happy to report that our average price per square foot went up from \$900.18 in November to \$979.81 in December.

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 DECEMBER CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
4547 Alta Canyonada Road	\$1,298,000	\$1,370,000	1,372	\$998.54
1341 Verdugo Boulevard	\$1,525,000	\$1,525,000	1,686	\$904.51
4837 Crown Avenue	\$1,549,000	\$1,730,000	1,363	\$1,269.26
1038 Flanders Road	\$1,884,000	\$1,850,000	1,914	\$966.56
1115 Uintah Street	\$1,825,000	\$1,965,000	1,888	\$1,040.78
5239 Haskell Street	\$1,999,000	\$2,018,000	1,959	\$1,030.12
4415 Chevy Chase Drive	\$2,199,999	\$2,350,000	1,806	\$1,301.22
5212 Pizzo Ranch Road	\$2,450,000	\$2,450,000	4,281	\$572.30
1237 Olive Lane	\$2,500,000	\$2,541,450	3,004	\$846.02
4625 Alta Canyonada Road	\$2,399,000	\$2,700,000	3,244	\$832.31
1815 Fairmount Avenue	\$2,995,000	\$2,800,000	3,857	\$725.95
4731 Lasheart Drive	\$2,750,000	\$2,950,000	2,477	\$1,190.96
5260 Vista Miguel Drive	\$2,795,000	\$3,320,000	2,747	\$1,208.59
5016 Alta Canyonada Road	\$3,995,000	\$4,090,000	4,926	\$830.29



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COMMUNITY HAPPENINGS

Happy January Everyone:

Hope you all had a wonderful holiday season. I had an absolutely lovely time at all of the family gatherings, but I'm not going to lie, I'm happy the new year is here and I'm getting back to my regular routines. I have a really good feeling about this year. During all the busy gatherings, I was so reminded that the home is truly a very precious place. I may sell properties, but the people who move into those properties and the memories they create are what turn it into a HOME.

"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
Owl Art for Children	Wednesday, January 10, 3:30 - 4:30pm	La Cañada Flintridge Library
Pop-up Yoga Class	Saturday, January 13 & 20, 8:30 - 10:00am	Descanso Gardens
Martin Luther King Jr. Day	Monday, January 15	Happy MLK Day!
Rain Barrel Distribution	Sunday, January 21, 9:00 - 11:00am	Foothill Municipal Water District
LCF Chamber's 112th Installation & Awards Gala	Thursday, January 25, 6:30 - 9:30pm	Oakmont Country Club



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