



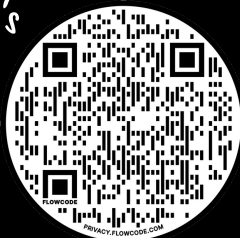
LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

FEBRUARY 2024



Check your home's value here



IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

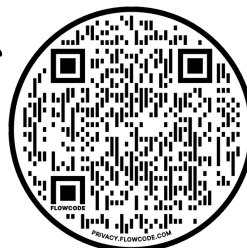
The Real Estate market is getting off to a slow start here in town. As you can see on the next page, we only had 3 closings in the month of January. That's way too low for our standards. We are seeing a lot of homeowners getting their properties ready to go on the market, but for the most part, things are slow. If you are thinking of selling this year, you really should consider getting on the market NOW before everyone else does. Less competition means more dollars for your property as there are many buyers still wanting to purchase in our zip code.

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 the 3 bedroom, 3 bathroom property located at 4821 Hampton Road, with an asking price of \$1,975,000. That property originally came on the market on 12/15/23 and went into escrow on 1/22/24, but it is now back on the market. 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 only 3 properties successfully close escrow. Out of those, 2 sold for under the asking price and 1 sold off market. Our average price per square foot went down from \$979.81 in December to \$848.19. 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 JANUARY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
4526 Rockland Place	\$895,000	\$870,000	981	\$886.85
2056 Lyans Drive	\$2,495,000	\$2,400,000	3,431	\$699.50
4942 Commonwealth Avenue	\$5,000,000	\$5,000,000	5,218	\$958.22



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COMMUNITY HAPPENINGS

Happy February Everyone:

Everyone keeps saying, "I can't believe it's February." Well, I'm also going to chime in and say it. After October, February is my favorite month. Both my son and I have birthdays, and I always say he was the best birthday present I have ever received. His birthday is just 3 days before mine. Looking forward to the celebrations. People ask how I feel about getting older and my response is always, "IT'S TRULY A BLESSING".

As always, 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.

Wishing you all a fabulous Valentine's Day.

Event	Date	Location
Farmer's Market	Every Saturday, 9:00 - 1:00 pm	Across from Memorial Park
Bingo Fundraiser	Friday, February 9, 5:00 pm	La Cañada Community Center
Courtyard Estate Sale	Saturday, February 10, 8:00 am - 2:00 pm	La Cañada Thursday Club
Botanic Boutique	Saturday, February 10, 10:00 am - 4:00 pm	Descanso Gardens
Business Support & Development Committee Meeting	Wednesday, February 14, 8:00 am - 9:00 am	La Cañada Flintridge City Hall
Valentine's Day	Wednesday, February 14	Happy Valentine's Day!
Free Concert: Song of the Angels Flute Orchestra	Sunday, February 18, 2:30 pm	Lanterman House
Presidents' Day	Monday, February 19	Happy Presidents' Day!
Black History Month: Romere Bearden Collage	Thursday, February 22, 3:30 pm - 4:30 pm	La Cañada Flintridge Library



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