



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

MARCH 2024



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IMURAGENT



KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

We are starting to see signs of the spring selling season here in town. We have had a few nice properties hit the market, and I know I've been busy going to listing appointments, as I'm sure my colleagues have been as well. I feel really good about the market this year. I know there are many, many buyers, and now sellers are realizing this is the time to take advantage of the low inventory and the spring selling season as they start getting their properties ready to go on the market. I listed a beautiful property last week at 929 Regent Park Drive, with an asking price of \$2,595,000. It's a 3 bedroom, 2.5 bath home with a beautiful backyard. Truly a magical setting, in my humble opinion. I couldn't believe how busy my open house was on Saturday, even in the pouring rain. My husband was questioning my sanity when I decided to hold it open with the weather we had, however, I truly believe serious buyers come out in bad weather, and we were packed. I am glad to report that my sellers will be very happy with their decision to list when we did, and they can now proceed with their move.

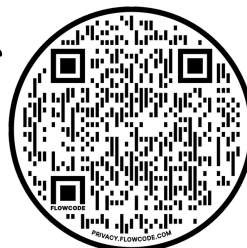
We thankfully had a few more properties sell last month than we did in January. If you recall, we only had 3 closings in January, but I'm happy to report we had 8 properties successfully close in February. If you are thinking of selling this year, you really should consider getting on the market NOW 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 23 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 bed, 3 bath townhome located at 739 Starlight Heights Drive, with an asking price of \$1,099,000. Our most expensive listing is a property at 4033 Alta Vista Drive. This property was sold in December of 2022 for \$9,910,340, and they have just listed it for \$10,750,000.

As mentioned above, last month we had only 8 properties successfully close escrow. Out of those, 3 sold for over the asking price and 3 sold for under asking. Happy to report our average price per square foot went up from \$848.19 in January to \$960.57 in February. 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 FEBRUARY CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
1041 Green Lane	\$1,795,000	\$1,885,000	1,474	\$1,278.83
1044 Fairview Drive	\$1,988,000	\$1,996,500	2,211	\$902.99
1917 Lyans Drive	\$2,100,000	\$2,100,000	2,060	\$1,019.42
4602 Alcorn Drive	\$2,995,000	\$3,050,000	2,650	\$1,150.94
521 Inverness Drive	\$3,249,000	\$3,216,500	4,212	\$763.65
4888 Commonwealth Avenue	\$3,350,000	\$3,350,000	4,838	\$692.43
5457 La Forest Drive	\$3,795,000	\$3,700,000	3,574	\$1,035.25
4365 Encinas Drive	\$5,950,000	\$5,470,000	6,504	\$841.02



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COMMUNITY HAPPENINGS

Happy March Everyone:

I don't know about you, but I am for sure ready for some spring weather. I was in Florida last week for a real estate seminar and the weather was beautiful. I was so envious. I love the rain and know we need it, but I have definitely decided I cannot live in a place like Seattle. I am a California sunshine girl and really would love the sunshine to return soon. I'm looking forward to celebrating St. Patrick's Day and the first day of spring, which is also the Persian New Year. People always ask how we celebrate, and my only response is that we get together with family and friends and EAT! Happy early spring, everyone.

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.

Event	Date	Location
Farmer's Market	Every Saturday, 9:00 - 1:00 pm	Across from Memorial Park
Business Support & Development Committee Meeting	Wednesday, March 13, 8:00 - 9:00 am	La Cañada Flintridge City Hall
Founders Day Reception & Awards Presentation	Thursday, March 14, 6:30 - 8:30 pm	LCHS
LCFEF Annual Spring Gala	Saturday, March 16, 5:00 - 11:00 pm	The Vibiana
Free Lecture: Rockhaven, A Gracious Past, an Uncertain Future	Sunday, March 17, 2:30 pm	Lanterman House
St. Patrick's Day	Sunday, March 17	Happy St. Patrick's Day!
LCF Chamber Monthly Mixer	Thursday, March 21, 6:00 - 8:00 pm	Sparr Heights Senior Living
Community Service Day	Saturday, March 23, 9:00 - 11:00 am	Descanso Gardens
Easter	Sunday, March 31	Happy Easter!



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