



LA CAÑADA REAL ESTATE 101

INSIDE THE 91011 COMMUNITY

APRIL 2024



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IMURAGENT

KATHY SEUYLEMEZIAN



GLOBAL REACH WITH LOCAL KNOWLEDGE

KATHY'S REAL ESTATE NOTES

Hello:

We are definitely getting ready for a busy spring selling season. I know I'm busy prepping many listings for the market and I'm sure my colleagues are as well. I believe sellers have decided to move forward with the plans in their lives regardless of what the interest rates are. That means good news for buyers: there are properties to look at and purchase, with more coming on. Many have asked me about the so-called changes with real estate commissions and what they are hearing on the news. I would be happy to explain what we know to anyone who is curious; just give me a call. I can tell you that the sellers I've been talking to are wiser than what the news says, and it is in their best interest to pay the buyer's side commission. Again, happy to go into detail with anyone who is interested. I can say for certain not to believe what you hear on the news.

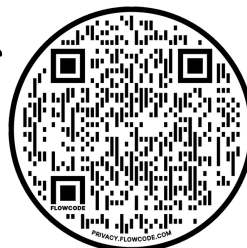
I feel really good about the market this year. I know that many sellers are realizing this is the time to take advantage of the low inventory and the spring selling season as they start getting their properties ready to go on the market. We had 10 properties successfully close in March. If you are thinking 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 14 properties on the market in La Cañada located in the school district. The lowest-priced property on the market as of today is the 4 bedroom, 3 bath property located at 4932 Angeles Crest Highway. This property came on the market at \$1,749,000, went into escrow, and just came back on the market. Our most expensive property on the market is the property at 4245 Chula Senda Lane with an asking price of \$8,350,000.

As mentioned above, last month we had 10 properties successfully close escrow. Out of those, 4 sold for over the asking price and 6 sold for under asking. Happy to report that our average price per square foot went up again last month from \$960.57 in February to \$975.02 in March. 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 MARCH CLOSINGS

Address	List Price	Sold Price	SqFt	\$/SqFt
4821 Hampton Road	\$1,949,000	\$1,820,000	2,411	\$754.87
4828 Oakwood Avenue	\$1,450,000	\$1,830,000	1,304	\$1,403.37
4600 Lasheart Drive	\$1,998,000	\$1,900,000	2,062	\$921.44
305 Noren Street	\$2,198,000	\$2,100,000	2,375	\$884.21
430 Starlight Crest Drive	\$1,999,000	\$2,650,000	2,566	\$1,032.74
929 Regent Park Drive	\$2,595,000	\$2,650,000	2,447	\$1,082.96
1131 Fordhook Drive	\$2,850,000	\$3,085,000	3,329	\$926.70
5209 Harter Lane	\$4,499,999	\$4,050,000	4,879	\$830.09
535 Meadow Grove Street	\$7,495,000	\$6,500,000	8,007	\$811.79
4033 Alta Vista Drive	\$10,750,000	\$10,650,000	9,664	\$1,102.03



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COMMUNITY HAPPENINGS

Happy April Everyone:

Hope everyone had a wonderful Easter (for those who celebrate) and have enjoyed the spring vacations that I see many have taken. I'm a bit jealous as I have been very busy with work, but am happy to report that I have 4 fabulous listings coming on the market (so I'm glad to be busy!).

I did take a few days off last week and my daughter and I went wedding dress shopping. To say my heart was full is truly an understatement. Those of you who know me know that my kids mean the world to me, and I am thrilled to be experiencing this chapter with my daughter. I will share more details as the date gets closer.

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
Spring Break	Monday, April 1 through Monday, April 8	All LCUSD
Business Support & Development Committee Meeting	Wednesday, April 10, 8:00 - 9:00 am	La Cañada Flintridge City Hall
Open House	Thursday, April 11, 6:30 - 9:00 pm	LCHS
Le Petits Chanteurs de France Free Concert	Saturday, April 13, 7:00 pm	St. Bede Catholic Church
Los Altos Auxiliary of Sycamores: "Vino e Amici"	Sunday, April 21, 4:00 pm	La Cañada Thursday Club
Earth Day	Monday, April 22	Happy Earth Day!
La Cañada Spring Home Tour	Friday, April 26, 9:30 am	Lanterman House
Spring Bloom Tours	Friday & Saturday, April 26 & 27, 11:00 - 12:00 pm	Descanso Gardens



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