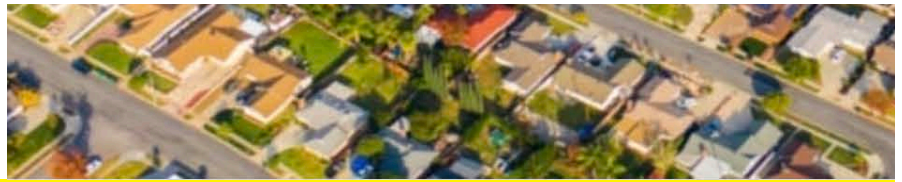





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**JULY 10, 2024 MLS MARKETING MEETING LISTINGS**


**1.**  **532 Concha St, Altadena 91001** STATUS: **Active SFR** PRICE: **\$4,800**  
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1947** APN: **5841002026** ORIG \$: **\$4,800**  
 SQFT: **1,632** \$ PER SQFT: **\$2.94** ML#: **CV24138598** TERMS: **12 Months**  
 GARAGE: **0** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** POSS: **07/08/24**  
 AREA: **604 - Altadena** LIST: **07/07/2024** LA: **Amy Lam, 01495301, 626-710-0734**  
 Next OH: **Public: Sat Jul 13, 1:00PM-3:00PM**


**2.**  **5632 1/2 McCulloch Ave, Temple City 91780** STATUS: **Active** PRICE: **\$758,000**  
 TWNHS  
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1987 (PUB)** APN: **8573013052** PRICE PER SQFT: **\$484.35**  
 SQFT: **1,565** LOT: **21,367/0.4905** ML#: **P1-18365** ORIG \$: **\$758,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Trust**  
 AREA: **661 - Temple City** LIST: **07/08/2024** LA: **E. Lee Bothast, 01512696, (626) 533-3929**  
 Next OH: **Public: Wed Jul 10, 10:00AM-1:00PM**


**3.**  **650 Foxbrook Dr, Glendora 91740** STATUS: **Active SFR** PRICE: **\$1,180,000**  
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1973 (ASR)** APN: **8644024038** PRICE PER SQFT: **\$564.32**  
 SQFT: **2,091** LOT: **60,132/1.3804** ML#: **CV24101196** ORIG \$: **\$1,180,000**  
 GARAGE: **2/Attached** DOM / CDOM: **41/41** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **629 - Glendora** LIST: **05/18/2024** LA: **Amy Lam, 01495301, 626-710-0734**


**4.**  **1816 Wagner St, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$1,480,000**  
 BED / BATH: **3/1,2,0,0** YEAR BLT: **2024 (BLD)** APN: **5745001077** PRICE PER SQFT: **\$888.36**  
 SQFT: **1,666** LOT: **7,106/0.1631** ML#: **AR24134579** ORIG \$: **\$1,480,000**  
 GARAGE: **0** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena (NE)** LIST: **07/03/2024** LA: **Pauline Cheng, 00993691, 626-278-4587**  
 Next OH: **Broker: Wed Jul 10, 10:00AM-1:00PM**


**5.**  **3655 Yorkshire Rd, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$1,585,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1948 (ASR)** APN: **5378001025** PRICE PER SQFT: **\$920.44**  
 SQFT: **1,722** LOT: **11,700/0.2686** ML#: **AR24137338** ORIG \$: **\$1,585,000**  
 GARAGE: **2/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **648 - Pasadena (SE)** LIST: **06/24/2024** LA: **Susan Stone, 01438231, 626-354-1306**  
 Next OH: **Public: Wed Jul 10, 10:00AM-1:00PM**


**6.**  **6412 Oak Ave, Temple City 91780** STATUS: **Active SFR** PRICE: **\$1,588,000**  
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1987 (ASR)** APN: **5382014064** PRICE PER SQFT: **\$693.75**  
 SQFT: **2,289** LOT: **18,193/0.4177** ML#: **AR24125565** ORIG \$: **\$1,588,000**  
 GARAGE: **6/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Trust**  
 AREA: **661 - Temple City** LIST: **07/08/2024** LA: **Diane Hatfield, 01418407, 626-833-3171**  
 Next OH: **Broker: Wed Jul 10, 10:00AM-1:00PM**

**6.**  **1853 Sinaloa Ave, Pasadena 91104** STATUS: **Active SFR** PRICE: **\$1,627,000**  
 BED / BATH: **2/1,1,0,0** YEAR BLT: **2009 (ASR)** APN: **5851009007** PRICE PER SQFT: **\$595.32**  
 SQFT: **2,733** LOT: **5,005/0.1149** ML#: **P1-18246** ORIG \$: **\$1,627,000**  
 GARAGE: **2/Detached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena (NE)** LIST: **06/25/2024** LA: **Shanshan Lin, 01900299, (626) 410-3578**  
 Next OH: **Public: Sat Jul 13, 1:00PM-4:00PM**

**7.**  **1321 S 8th Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,650,000**  
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1960 (ASR)** APN: **5780012022** PRICE PER SQFT: **\$729.12**  
 SQFT: **2,263** LOT: **15,512/0.3561** ML#: **P1-18342** ORIG \$: **\$1,650,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard, Trust**  
 AREA: **605 - Arcadia** LIST: **07/05/2024** LA: **Shanshan Lin, 01900299, (626) 410-3578**  
 Next OH: **Public: Wed Jul 10, 10:00AM-1:00PM**

**8.**  **2219 S 5th Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,699,000**  
 BED / BATH: **3/3,0,0,0** YEAR BLT: **1950 (ASR)** APN: **5790024003** PRICE PER SQFT: **\$734.86**  
 SQFT: **2,312** LOT: **9,119/0.2093** ML#: **AR24136190** ORIG \$: **\$1,699,000**  
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **06/10/2024** LA: **Moment Lu, 02095637, 626-800-8671**

**9.**  **407 Oxford Dr, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$3,480,000**  
 BED / BATH: **5/5,0,0,0** YEAR BLT: **2020 (ASR)** APN: **5775007002** PRICE PER SQFT: **\$655.74**  
 SQFT: **5,307** LOT: **17,795/0.4085** ML#: **WS24135710** ORIG \$: **\$3,480,000**  
 GARAGE: **2/Attached** DOM / CDOM: **7/204** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **07/02/2024** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**

**10.**  **828 Sierra Madre Blvd, San Marino 91108** STATUS: **Active SFR** PRICE: **\$4,280,000**  
 BED / BATH: **4/4,0,1,0** YEAR BLT: **2020 (PUB)** APN: **5331007011** PRICE PER SQFT: **\$1,363.49**  
 SQFT: **3,139** LOT: **11,334/0.2602** ML#: **WS24138145** ORIG \$: **\$4,280,000**  
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **655 - San Marino** LIST: **06/17/2024** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**  
 Next OH: **Public: Wed Jul 10, 10:00AM-1:00PM**

**Article 1**  
 When representing a buyer, seller, landlord, tenant, or other client as an agent, REALTORS® pledge themselves to protect and promote the interests of their client. This obligation to the client is primary, but it does not relieve REALTORS® of their obligation to treat all parties honestly. When serving a buyer, seller, landlord, tenant or other party in a non-agency capacity, REALTORS® remain obligated to treat all parties honestly.

**9.5 Submission of Offers and Counter-Offers.** The Listing Broker shall submit to the seller(s) all offers and counter-offers until closing unless precluded by law, governmental rule, or expressly instructed in writing by the seller(s)/landlord(s) otherwise. If requested by Buyer Broker in writing, Listing Broker shall provide Buyer Broker with Listing Broker's written verification that Buyer Broker's offer was presented (or a written notification that the seller has waived the obligation to have the offer presented), said verification to be provided to Buyer Broker within 3 days of Buyer Broker's written request. The Buyer Broker acting for a buyer(s)/tenant(s), shall submit to buyer/tenant all offers and counter-offers until acceptance unless precluded by law, governmental rule, or expressly instructed by the buyer(s)/tenant(s) otherwise.

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IN ESCROW

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ONLINE MEETING



How to take a Listing in a Probate & Trust

Speaker: Paul Horn, Probate Attorney & CPA

**Addressing Common Escrow Delays Effectively**  
 Also in Mandarin | IN-PERSON  
 Thursday, July 18, 2024 — 10:00AM  
 Cost: **FREE** to AAR Members  
**\$10** Non-Member

**CRMLS Training: Realtors Property**  
 Online Virtual Training  
 Friday, July 26, 2024 – 1:00PM  
 Cost: **FREE** to CRMLS Members

**Listing in Probate and Trust**  
 ONLINE Meeting  
 Tuesday, July 30, 2024 — 10:00AM – 10:45AM  
 Cost: **FREE** to AAR Members  
**\$10** Non-Member

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