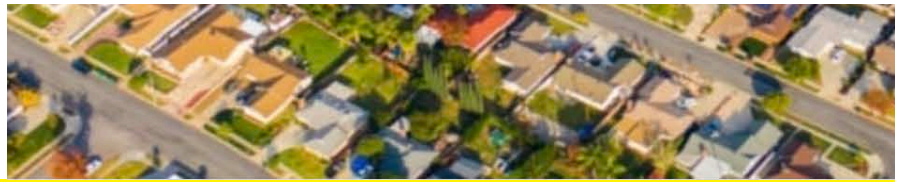


**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia
 Office Phone: 626-446-2115
 ContactUs@theaar.com
 www.theaar.com

**AUGUST 7, 2024 MLS MARKETING MEETING LISTINGS**

- 1. 2634 5th St, La Verne 91750** STATUS: **Active SFR** PRICE: **\$988,000**
 BED / BATH: **5/2,1,0,0** YEAR BLT: **1952 (SLR)** APN: **8370004006** PRICE PER SQFT: **\$508.23**
 SQFT: **1,944** LOT: **8,684/0.1994** ML#: **P1-18751** ORIG \$: **\$988,000**
 GARAGE: **1/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard, Trust**
 AREA: **684 - La Verne** LIST: **08/02/2024** LA: **Cheyenne Wilbur, 01292401, (626) 437-9160**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**

- 2. 1012 Norumbega Dr, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$998,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1949 (ASR)** APN: **8523009009** PRICE PER SQFT: **\$687.33**
 SQFT: **1,452** LOT: **16,171/0.3712** ML#: **AR24155503** ORIG \$: **\$998,000**
 GARAGE: **2/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **07/26/2024** LA: **Chris Dickey, 02032296, 626-253-1187**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**

- 3. 650 Foxbrook Dr, Glendora 91740** STATUS: **Active SFR** PRICE: **\$998,000 ↓**
 BED / BATH: **3/1,1,1,0** YEAR BLT: **1973 (ASR)** APN: **8644024038** PRICE PER SQFT: **\$477.28**
 SQFT: **2,091** LOT: **60,132/1.3804** ML#: **CV24101196** ORIG \$: **\$1,180,000**
 GARAGE: **2/Attached** DOM / CDOM: **69/69** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **629 - Glendora** LIST: **05/18/2024** LA: **Amy Lam, 01495301, 626-710-0734**


- 4. 113 W Scenic Dr, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,100,000**
 BED / BATH: **2/1,0,1,0** YEAR BLT: **1949 (PUB)** APN: **8520016012** PRICE PER SQFT: **\$854.04**
 SQFT: **1,288** LOT: **9,051/0.2078** ML#: **P1-18757** ORIG \$: **\$1,100,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **08/02/2024** LA: **Emilie Broughton, 01880930, (626) 500-5504**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**


- 5. 365 Oakcliff Rd, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,348,000**
 BED / BATH: **3/1,2,0,0** YEAR BLT: **1957 (ASR)** APN: **8523015005** PRICE PER SQFT: **\$850.47**
 SQFT: **1,585** LOT: **6,709/0.154** ML#: **AR24160133** ORIG \$: **\$1,348,000**
 GARAGE: **1/Attached** DOM / CDOM: **3/3** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **08/03/2024** LA: **Tim Cragoe, 01119101, 626-533-1881**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**


- 6. 623 Fairview Ave # C, Arcadia 91007** STATUS: **Active CONDO** PRICE: **\$1,358,000**
 BED / BATH: **3/2,0,1,0** YEAR BLT: **2019 (ASR)** APN: **5778002069** PRICE PER SQFT: **\$714.74**
 SQFT: **1,900** LOT: **22,495/0.5164** ML#: **WS24161677** ORIG \$: **\$1,358,000**
 GARAGE: **3/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **08/06/2024** LA: **JASON WEI, 01968787, 6266787009**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**

- 7. 460 Granite Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,398,000**
 BED / BATH: **3/1,2,0,0** YEAR BLT: **1953 (ASR)** APN: **8518029017** PRICE PER SQFT: **\$738.12**
 SQFT: **1,894** LOT: **9,689/0.2224** ML#: **AR24160100** ORIG \$: **\$1,398,000**
 GARAGE: **0** DOM / CDOM: **3/3** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **08/03/2024** LA: **Tim Cragoe, 01119101, 626-533-1881**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**

- 8. 535 W Longden Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,248,000**
 BED / BATH: **4/2,0,1,0** YEAR BLT: **1981 (ASR)** APN: **5785016014** PRICE PER SQFT: **\$677.72**
 SQFT: **3,317** LOT: **14,735/0.3383** ML#: **AR24160948** ORIG \$: **\$2,248,000**
 GARAGE: **6/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard, Trust**
 AREA: **605 - Arcadia** LIST: **08/05/2024** LA: **Joseph Chiovare, 01931960, 626-945-2236**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**

9.  **542 W W Montecito Ave, Sierra Madre 91024** STATUS: **Active** PRICE: **\$2,497,000**
SFR
 BED / BATH: **4/2,1,0,0** YEAR BLT: **1925 (ASR)** APN: **5768016018** PRICE PER SQFT: **\$715.27**
 SQFT: **3,491** LOT: **13,867/0.3183** ML#: **P1-18781** ORIG \$: **\$2,497,000**
 GARAGE: **2/Detached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **656 - Sierra Madre** LIST: **08/05/2024** LA: **Norma Mardelli, 01477249, (818) 400-3794**
 Next OH: **Public: Wed Aug 7, 10:00AM-1:00PM**

10.  **1015 Park Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$3,158,888 ↓**
SFR
 BED / BATH: **3/3,0,1,0** YEAR BLT: **1986 (ASR)** APN: **5778013039** PRICE PER SQFT: **\$806.25**
 SQFT: **3,918** LOT: **15,041/0.3453** ML#: **AR24141438** ORIG \$: **\$3,158,888**
 GARAGE: **3/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **07/22/2024** LA: **Jennifer Hwang, 01090350, 626-688-0001**

11.  **1130 W Orange Grove Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$7,998,000**
SFR
 BED / BATH: **6/7,0,0,0** YEAR BLT: **2024 (ASR)** APN: **5769002001** PRICE PER SQFT: **\$833.73**
 SQFT: **9,593** LOT: **28,115/0.6454** ML#: **AR24158592** ORIG \$: **\$7,998,000**
 GARAGE: **4/Attached** DOM / CDOM: **1/256** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **08/05/2024** LA: **Ash Rizk, 01503342, 626-393-5695**
 Next OH: **Public: Wed Aug 7, 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.

10.1 Statuses. The following statuses shall apply to listings on the MLS and Listing Broker shall place a listing in the correct status:
Coming Soon: A valid listing contract exists, and no offer has been accepted. The Listing Broker is in possession of a seller signed instruction to submit the listing as “Coming Soon”. Marketing and Advertising as defined in Rule 7.9 is permitted and shall include language that the property is “Coming Soon” and shall include the date the property will become Active. The property is not available for showings consistent with Rule 9.3.

Active: A valid listing contract exists, and no offer (with or without contingencies) has been accepted. Marketing and Advertising as defined in Rule 7.9 is permitted.

Active Under Contract: Offer accepted and either: 1) seller requests that property remain in an On-Market status and is looking for back-up offers, or; 2) the sale is subject to court or other third -party approval. Marketing and Advertising as defined in Rule 7.9 is permitted.

Hold: A valid listing contract exists, and no offer has been accepted. The Listing Broker is in possession of a seller written instruction to submit the listing as “Hold”. This instruction may be due to various reasons such as multiple quality offers already received, repairs, illness, guests, etc. Marketing and Advertising as defined in Rule 7.9 is permitted. The property is not available for showings consistent with Rule 9.3.

Withdrawn: A valid listing contract is in effect. However, the property is no longer being marketed and as such no Marketing or Advertising shall occur consistent with Rule 7.9.

Pending: The seller has accepted an offer and is not soliciting offers through the MLS. Any Marketing or Advertising of the property while in Pending status will not be considered a violation of Rule 7.9.

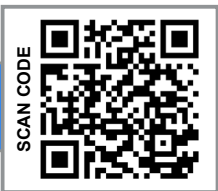
Canceled: The listing agreement has been canceled.

Expired: The listing agreement has expired. The time frame of the existing listing contract has run out.

Sold: Escrow has closed.




Leased: The property has been leased.

AAR UPCOMING EVENTS & EVENT REGISTRATION




**NO CASH NEEDED...
USE VENMO.**



Visit CRMLS's NAR Proposed Settlement Resource Center
for more information about how to prepare for the upcoming rules changes

[Learn More](#)



**Free Online CRMLS Presentation:
Focusing on the Upcoming Changes**
- Thursday, August 8, 2024 – 9 AM – 10:30AM
- Friday, August 9, 2024 – 1:00PM
- Tuesday, August 20, 2024 – 2:30PM



For Details & Application (PDF) - visit theaar.com

Join the AAR's Prestigious
LEADERSHIP ACADEMY

LIMITED TO ONLY 8 PARTICIPANTS. The program is designed to produce quality REALTOR® leaders within the Association that are equipped with the skills and knowledge necessary to successfully hold leadership positions at the AAR. Visit theaar.com for more info.




Instructor: **John Shipman, Franklin Energy**

FREE NAR'S Green Designation
IN PERSON - AAR CLASSROOM - 2-Day Course
Monday, August 19, 2024 & Tuesday, August 20, 2024
9:00 AM – 5:00PM



ARCADIA ASSOCIATION OF REALTORS®
100 Year Anniversary Event
FREE MOVIE NIGHT
For AAR Members and their immediate family
HAROLD AND THE PURPLE CRAYON (Rated PG)
LOOK Movie Theater • Old Town Monrovia

FREE MOVIE NIGHT - AAR 100 Year Anniversary Night Event
for AAR Members and their immediate family
Thursday, August 15, 2024 - 5 PM - 9 PM
MOVIE: "Harold and the Purple Crayon" Rated PG
LOOK Movie Theater - Old Town Monrovia



FREE 45-HOUR CE Package
ONLINE ANYTIME TRAINING
Ongoing Courses
Cost: **FREE** to C.A.R. Members



Lone Wolf Transactions Training 2024
TRANSACTIONS
zipForm Edition

Instructor: Michael Flores, Arcadia Association of REALTORS
zipForms Basic Training | IN-PERSON – AAR Classroom
Tuesday, August 27, 2024 – 10:00AM
Cost: **FREE** to AAR MEMBERS | \$10 Non-Members






FREE FOR REALTORS®

CRMLS Online Training: Homes Pro App
Friday, August 30, 2024 – 1:00PM
Cost: **FREE** to CRMLS Members




Local Government Relations Committee
2024 ANNUAL REPORT
LOS ANGELES COUNTY OFFICE OF THE ASSESSOR

LGR 2024 Annual Report | ONLINE MEETING
Wednesday, September 4, 2024 – 1:00PM
Cost: **FREE** to AAR Members




**Buyer Representation
Broker Compensation (BRBC)**

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

BRBC – Buyer Representation Broker Compensation
ONLINE MEETING
Thursday, September 5, 2024 – 10:00AM – 1:00PM
Cost: **FREE** to AAR Members | \$10 Non-Members




Local Government Relations Committee

2024 ANNUAL REPORT

LOS ANGELES COUNTY OFFICE OF THE ASSESSOR

LGR 2024 Annual Report | Online
Wednesday, September 4, 2024 - 1:00 PM
Cost: FREE to AAR Members



The AAR Education Committee Presents 



Buyer Representation Broker Compensation (BRBC)

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

BRBC - Buyer Representation Broker Compensation | Online
Thursday, September 5, 2024 - 10:00 AM - 1:00 PM
Free to AAR Members | \$10 non members






California Regional Multiple Listing Service, Inc.

FREE FOR REALTORS®

Online CRMLS Training: Matrix Managing Listings
Monday, September 9, 2024 - 9:00AM
Cost: FREE to CRMLS Members







"Diamonds Are Forever"

Thursday, September 19, 2024
 6:00pm - 9:00pm
 DoubleTree Hotel - Poolside



REALTORS E4C Smokin' Jack - A Charity Spirits and Cigar Event - Doubletree hotel - Poolside
Thursday, September 19, 2024 - 6:00PM - 9:00PM
Tickets: \$60



The AAR Education Committee Presents 

EXPERT TIPS ON CLOSING ESCROW

IN ESCROW

Instructor: Kitty Ip - Escrow Manager, Olympus Escrow

Expert Tips on Closing Escrow
Thursday, September 19, 2024 - 10:00AM
Cost: FREE to AAR Members






California Regional Multiple Listing Service, Inc.

FREE FOR REALTORS®

Online CRMLS Training: Showtiming for the MLS
Friday, September 27, 2024 - 1:00PM
Cost: FREE to CRMLS Members



The AAR Education Committee Presents 



Buyer Representation Broker Compensation (BRBC)

Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty

BRBC - Buyer Representation Broker Compensation | Online
Tuesday, October 1, 2024 - 10:00 AM - 1:00 PM
Free to AAR Members | \$10 non members



OCTOBER 10, 2024 

1-Day Buyers Math

Join Instructor, Michael Simpson LIVE from 9AM - 5PM PST



1-Day Buyers Math Course | In-Person
Tuesday, October 10, 2024 - 9:00 AM - 5:00 PM
Cost: \$49.00