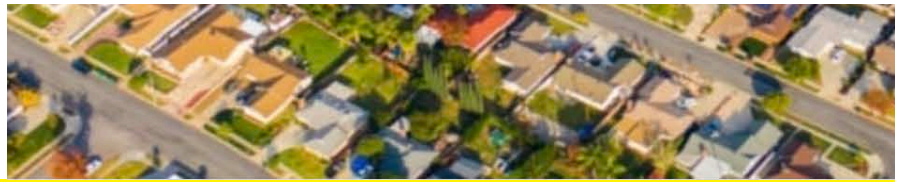





**ARCADIA ASSOC. OF REALTORS**


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


**OCTOBER 23, 2024 MLS MARKETING MEETING LISTINGS**


- 1.**  **343 W Central Ave W # J, Monrovia 91016** STATUS: **Active** PRICE: **\$568,000**
CONDO
 BED / BATH: **2/1,1,0,0** YEAR BLT: **1989 (ASR)** APN: PRICE PER SQFT: **\$587.38**
 SQFT: **967** LOT: **35,784/0.8215** ML#: **AR24213899** ORIG \$: **\$568,000**
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **10/20/2024** LA: **Peggy Allison, 00481718, 626-445-2700**
 Next OH: **Broker: Wed Oct 23, 10:00AM-1:00PM**


- 2.**  **537 N Adams St # 110, Glendale 91206** STATUS: **Active** PRICE: **\$658,000**
CONDO
 BED / BATH: **2/2,0,0,0** YEAR BLT: **1992 (ASR)** APN: **5645001053** PRICE PER SQFT: **\$650.84**
 SQFT: **1,011** LOT: **25,342/0.5818** ML#: **AR24216221** ORIG \$: **\$658,000**
 GARAGE: **2** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **624 - Glendale-Chevy Chase/E. Glenoaks** LIST: **10/17/2024** LA: **Dharshini Venkateswaran, 01910712, 626-808-8114**
 Next OH: **Public: Wed Oct 23, 10:00AM-1:00PM**


- 3.**  **2872 DOOLITTLE Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$729,000**
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1949 (ASR)** APN: **5791033021** PRICE PER SQFT: **\$1,005.52**
 SQFT: **725** LOT: **5,350/0.1228** ML#: **P1-19677** ORIG \$: **\$729,000**
 GARAGE: **1/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **10/17/2024** LA: **Augusta Sanborn, 01226787, (626) 252-5711**
 Next OH: **Public: Wed Oct 23, 10:00AM-12:00PM**


- 4.**  **872 W Walnut Ave # A, Monrovia 91016** STATUS: **Active** PRICE: **\$859,000**
TWNHS
 BED / BATH: **3/2,0,1,0** YEAR BLT: **2024 (BLD)** APN: **8506030010** PRICE PER SQFT: **\$648.79**
 SQFT: **1,324** LOT: **10,657/0.2447** ML#: **AR24217553** ORIG \$: **\$859,000**
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **10/20/2024** LA: **Jerry Baker, 00778176, 626-233-0620**
 Next OH: **Broker: Wed Oct 23, 10:00AM-1:00PM**


- 5.**  **1161 Samar Ave, Hacienda Heights 91745** STATUS: **Active SFR** PRICE: **\$865,000**
 BED / BATH: **4/2,0,0,0** YEAR BLT: **1958 (ASR)** APN: **8217033027** PRICE PER SQFT: **\$524.88**
 SQFT: **1,648** LOT: **8,489/0.1949** ML#: **AR24209347** ORIG \$: **\$865,000**
 GARAGE: **2/Attached** DOM / CDOM: **10/10** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Trust**
 AREA: **631 - Hacienda Heights** LIST: **10/11/2024** LA: **Cecil Griffin, 01133831, 626-216-9830**
 Next OH: **Broker: Wed Oct 23, 10:00AM-1:00AM**


- 6.**  **872 W Walnut Ave W # B, Monrovia 91016** STATUS: **Active** PRICE: **\$899,000**
TWNHS
 BED / BATH: **3/2,0,1,0** YEAR BLT: **2024 (BLD)** APN: **8506030010** PRICE PER SQFT: **\$648.16**
 SQFT: **1,387** LOT: **10,657/0.2447** ML#: **AR24217577** ORIG \$: **\$899,000**
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **10/20/2024** LA: **Jerry Baker, 00778176, 626-233-0620**
 Next OH: **Broker: Wed Oct 23, 10:00AM-1:00AM**


- 7.**  **872 W Walnut Ave # D, Monrovia 91016** STATUS: **Active** PRICE: **\$938,000**
TWNHS
 BED / BATH: **3/2,0,1,0** YEAR BLT: **2024 (ASR)** APN: **8506030010** PRICE PER SQFT: **\$626.17**
 SQFT: **1,498** LOT: **10,657/0.2447** ML#: **AR24217603** ORIG \$: **\$938,000**
 GARAGE: **2/Attached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **10/20/2024** LA: **Jerry Baker, 00778176, 626-233-0620**
 Next OH: **Broker: Wed Oct 23, 10:00AM-1:00PM**

8.  **115 May Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$998,000**
 BED / BATH: **3/1,0,0,0** YEAR BLT: **1912 (ASR)** APN: **8519030043** PRICE PER SQFT: **\$603.02**
 SQFT: **1,655** LOT: **7,540/0.1731** ML#: **P1-19623** ORIG \$: **\$998,000**
 GARAGE: **1/Detached** DOM / CDOM: **7/7** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **10/15/2024** LA: **Margarit Torgomyan, 02066602, (626) 808-8055**
 Next OH: **Public: Wed Oct 23, 10:00AM-1:00PM**

9.  **11227 La Rosa Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$998,000**
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1961 (ASR)** APN: **8572030035** PRICE PER SQFT: **\$622.58**
 SQFT: **1,603** LOT: **5,788/0.1329** ML#: **PF24210918** ORIG \$: **\$998,000**
 GARAGE: **2/Attached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **10/15/2024** LA: **Shelley Wingate, 01411512, 626-590-8700**
 Next OH: **Public: Wed Oct 23, 10:00AM-1:00PM**

10.  **462 W Duarte Rd # C, Arcadia 91007** STATUS: **Active CONDO** PRICE: **\$1,198,000**
 BED / BATH: **3/2,0,1,0** YEAR BLT: **2005 (ASR)** APN: **5784007062** PRICE PER SQFT: **\$595.13**
 SQFT: **2,013** LOT: **95,945/2.2026** ML#: **AR24214705** ORIG \$: **\$1,198,000**
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **10/17/2024** LA: **Steve Hayashi, 00814022, 626-376-2866**
 Next OH: **Public: Wed Oct 23, 10:00AM-1:00PM**

11.  **80 W Grandview Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,798,000**
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1889 (ASR)** APN: **5767002013** PRICE PER SQFT: **\$795.22**
 SQFT: **2,261** LOT: **10,142/0.2328** ML#: **P1-19681** ORIG \$: **\$1,798,000**
 GARAGE: **1/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **656 - Sierra Madre** LIST: **10/21/2024** LA: **Reni Rose, 00975915, (626) 437-6000**
 Next OH: **Public: Wed Oct 23, 10:00AM-1:00PM**

12.  **1647 N Santa Anita Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$2,999,000**
 BED / BATH: **6/4,0,0,1** YEAR BLT: **1927 (SEE)** APN: **5766028011** PRICE PER SQFT: **\$770.95**
 SQFT: **3,890** LOT: **10,091/0.2317** ML#: **P1-19689** ORIG \$: **\$2,999,000**
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **09/23/2024** LA: **Christine Edwards, 01973089, (818) 384-6890**

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.

12.10 False or Misleading Advertising and Representations; True Picture Standard of Conduct
 Participants and Subscribers may not engage in false or misleading advertising, including, but not limited to, advertisements or representations regarding the Participant's or Subscriber's relationship to the MLS, about the MLS itself, or about any property listed with the MLS. MLS Participants and Subscribers shall present a true picture in their advertising and representations to the public, including internet content, images and the URLs and domain names they use, and Participants and Subscribers may not:

- 12.10.1 Engage in deceptive or unauthorized framing of real estate brokerage websites;
- 12.10.2 Manipulate (e.g., presenting content developed by others) listing content and other content in any way that produces a deceptive or misleading result;
- 12.10.3 Deceptively use metatags, keywords or other devices/methods to direct, drive or divert Internet traffic;
- 12.10.4 Present content developed by others without either attribution or without permission, or;
- 12.10.5 Otherwise mislead consumers, including use of misleading images.



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



TOMORROW!



The AAR Education Committee Presents



Advanced 1031 Regs and Rules



Instructor: Phillip A. Atwan - Senior Vice President, Exchange Resources, Inc.

Advanced 1031 Reg and Rules

Thursday, October 24, 2024 - 10 AM - 12 PM

Cost Free to AAR Members | \$10 Non-Members

FREE BENEFIT!



FREE FOR REALTORS®

CRMLS TRAINING: Down Payment Resource

Online Virtual Training

Friday, October 25, 2024 – 1:00PM

Cost: FREE to CRMLS Members



JOIN TEAM AAR for Monrovia Make-A-Difference Day

Join TEAM AAR for Monrovia Make-A-Difference Day

Sante Fe Middle School

Saturday, October 26, 2024 – 8:00AM- 12:00PM

Cost: No Donation Required - Receive a free AAR t-shirt!



HALLOWEEN COSTUME CONTEST

At MLS Marketing Meeting
Wed. Oct 30th
at 8:30am

Prizes for the Funniest • Most Scary • Most Original

Halloween Costume Contest at the MLS Marketing Meeting

IN-PERSON - Arcadia Masonic Center

Wednesday, October 30, 2024

FREE BENEFIT!



FREE FOR REALTORS®

CRMLS TRAINING: Matrix Quick Tips

Online Virtual Training

Monday, November 4, 2024 – 9:00AM

Cost: FREE to CRMLS Members



HIDDEN LISTINGS:

Have you looked in REVERSE?

"Increase your L.B.I. (Listings Brought In)!"

Speaker: Ryan Kleis, Reverse Mortgage Educator

Hidden Listings

IN-PERSON – AAR Classroom

LUNCH AND LEARN

Tuesday, November 5, 2024 – 10:30AM

Cost: FREE to AAR Members | \$10 Non-Members



The AAR Education Committee



Homelessness and the Effects on Local Real Estate



Seth Pickens, Managing Director, USC Homelessness Policy Research Institute (HPRI)

Homelessness and the Effects on Local Real Estate

ONLINE MEETING

Thursday, November 7, 2024 – 10:00AM

Cost: FREE to AAR Members | \$10 Non-Members



The AAR Commercial Committee Presents



Commercial and Investment Networking and Education Lunch

Don't Let Your Deal Die, Do Your Due Diligence

MARKETING MIXER

SPEAKERS: Sam Wright - State Farm Insurance, Ami Adini - Ami Adini Environmental Service & Mary Kay Keshishian - Advanced Group Property Inspections

Commercial Mixer - IN-PERSON

Thursday, November 7, 2024 – 11:00AM

Cost: FREE to EVERYONE



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 MEETING

Tuesday, November 12, 2024 – 10:00AM – 1:00PM

Cost: FREE to AAR Members | \$10 Non-Members



LEGAL UPDATE Kelly Richardson, Attorney

**LEGAL UPDATE with Kelly Richardson, Attorney
WEDNESDAY, NOVEMBER 13 - 8:30AM**



The LGR Committee Presents



MEET AND GREET

NEW CAR's CEO Phil Hawkins



Phil Hawkins, CAR Chief Executive Officer and State Secretary

Meet and Greet Phil Hawkins, new CAR CEO

ONLINE

Monday, November 20, 2024 – 2:00PM

Cost: FREE to AAR Members

FREE BENEFIT!



FREE FOR REALTORS®

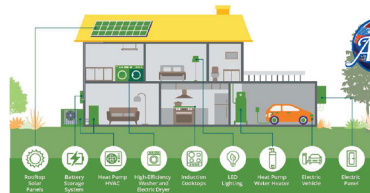
CRMLS TRAINING: CRMLS APP

Online Virtual Training

Monday, November 25, 2024 – 1:00PM

AAR UPCOMING EVENTS & EVENT REGISTRATION

SCAN CODE



ARCADIA ASSOCIATION OF REALTORS



BUILDING VALUE WITH YOUR CLIENT: What clients expect you to know today... Two-Hour Training: ELECTRIFICATION AND INDUCTION

Franklin Energy, Southern California Edison and Building Decarb Coalition

**Two-Hour Training: Electrification and Induction
In-PERSON - AAR Classroom**

Thursday, December 12, 2024 – 10:00AM - 12:00PM

Cost: FREE to AAR Members | Non-Members \$10



TRAINING



Supra eKEY Tips and Tricks

ONLINE TRAINING

Thursday, December 17, 2024 – 10:00AM

Cost: FREE to AAR Members | Non-Members \$10

Instructor: Dawn Willey, Supra Senior Sales Account Manager



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