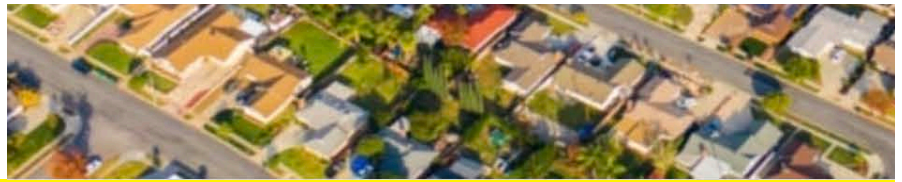




**ARCADIA ASSOC. OF REALTORS**


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

**OCTOBER 30, 2024 MLS MARKETING MEETING LISTINGS**

**1.**  **2335 Sesmas St, Duarte 91010** STATUS: **Active SFR** PRICE: **\$750,000**  
 BED / BATH: **3/1,0,0,0** YEAR BLT: **1950 (ASR)** APN: **8604002028** PRICE PER SQFT: **\$839.87**  
 SQFT: **893** LOT: **6,320/0.1451** ML#: **AR24213120** ORIG \$: **\$750,000**  
 GARAGE: **1/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **617 - Duarte** LIST: **10/25/2024** LA: **Irene Yamagata, 01054431, 626-705-8007**

**2.**  **1409 N El Molino Ave, Pasadena 91104** STATUS: **Active SFR** PRICE: **\$998,000**  
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1924 (ASR)** APN: **5838038021** PRICE PER SQFT: **\$974.61**  
 SQFT: **1,024** LOT: **4,749/0.109** ML#: **P1-19736** ORIG \$: **\$998,000**  
 GARAGE: **1/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **646 - Pasadena (NE)** LIST: **10/25/2024** LA: **Jason Berns, 01787757, (626) 826-4544**  
 Next OH: **Public: Wed Oct 30, 10:00AM-1:00PM**

**3.**  **3301 Grayburn Rd, Pasadena 91107** STATUS: **Active SFR** PRICE: **\$2,185,000**  
 BED / BATH: **4/1,2,2,0** YEAR BLT: **1938 (ASR)** APN: **5754029008** PRICE PER SQFT: **\$699.20**  
 SQFT: **3,125** LOT: **7,217/0.1657** ML#: **AR24222175** ORIG \$: **\$2,185,000**  
 GARAGE: **0** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**  
 AREA: **648 - Pasadena (SE)** LIST: **10/25/2024** LA: **Susan Stone, 01438231, 626-354-1306**  
 Next OH: **Public: Wed Oct 30, 10:00AM-1:00PM**

**4.**  **267 Snapdragon Ln, Glendora 91741** STATUS: **Active SFR** PRICE: **\$2,688,000**  
 BED / BATH: **6/4,0,1,0** YEAR BLT: **2016 (ASR)** APN: **8625017117** PRICE PER SQFT: **\$445.18**  
 SQFT: **6,038** LOT: **24,078/0.5528** ML#: **AR24215128** ORIG \$: **\$2,688,000**  
 GARAGE: **4/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **629 - Glendora** LIST: **10/25/2024** LA: **Kay Yoon, 01170386, 626-808-8336**  
 Next OH: **Broker: Wed Oct 30, 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.

**12.11 Use of MLS Information.** In recognition that the purpose of the MLS is to market properties and offer compensation to other Broker Participants and R.E. Subscribers for the sole purpose of selling the property, and that sellers of properties filed with the MLS have not given permission to disseminate the information for any other purpose, Participants and Subscribers are expressly prohibited from using MLS information for any purpose other than to market property to bona fide prospective buyers or to support market evaluations or appraisals as specifically allowed by Sections 12 .14, 12 .15 and 19 .2. MLS information may also be used to develop Statistics, Market Condition Reports, and Broker or Agent Metrics. Any use of MLS information inconsistent with these sections is expressly prohibited. Nothing in this section, however, shall limit the MLS from entering into licensing agreements with MLS Participants and Subscribers or other third parties for use of the MLS information.

**AAR UPCOMING EVENTS & EVENT REGISTRATION**



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





**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!**

ARCADIA ASSOCIATION OF REALTORS®

ONLINE

**CRMLS TRAINING**  
California Regional Multiple Listing Service, Inc.

**FREE FOR REALTORS®**

CRMLS TRAINING: Matrix Quick Tips  
Online Virtual Training  
Monday, November 4, 2024 – 9:00AM  
Cost: FREE to CRMLS Members



REVERSE MORTGAGE EDUCATORS

ARCADIA ASSOCIATION OF REALTORS

**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

ARCADIA ASSOCIATION OF REALTORS®

The AAR Education Committee

ONLINE MEETING



Homelessness Policy Research Institute

**Homelessness and the Effects on Local Real Estate**



USC University of Southern California



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

ARCADIA ASSOCIATION OF REALTORS®

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

ARCADIA ASSOCIATION OF REALTORS®

The AAR Education Committee Presents



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

ARCADIA ASSOCIATION OF REALTORS®

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  
Wednesday, November 20, 2024 – 2:00PM  
Cost: FREE to AAR Members