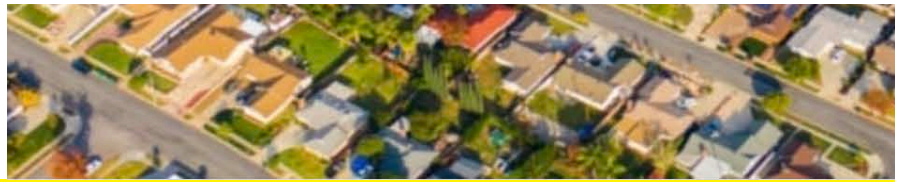


**ARCADIA ASSOC. OF REALTORS**

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

**November 13, 2024 MLS MARKETING MEETING LISTINGS****1.**

5534 Temple City Blvd, Temple City 91780
CONDO

BED / BATH: **2/2,0,0,0** YEAR BLT: **1973**
 SQFT: **807** \$ PER SQFT: **\$2.91**
 GARAGE: **1/Detached** DOM / CDOM: **21/21**
 AREA: **661 - Temple City** LIST: **10/17/2024**

STATUS: **Active**PRICE: **\$2,350**

APN: **8588008046** ORIG \$: **\$2,350**
 ML#: **AR24215931** TERMS: **12 Months**
 VIEW / Pvt.POOL: **Yes/No** POSS: **10/17/24**
 LA: **Pamela DelRey, 00864033, 626-841-2387**

2.

936 E Sandra Ave, Arcadia 91006 STATUS: **Active SFR**

BED / BATH: **2/1,0,0,0** YEAR BLT: **1949 (ASR)**
 SQFT: **696** LOT: **5,295/0.1216**
 GARAGE: **2/Detached** DOM / CDOM: **5/5**
 AREA: **605 - Arcadia** LIST: **11/07/2024**

STATUS: **Active SFR**PRICE: **\$729,000**

APN: **5791034008** PRICE PER SQFT: **\$1,047.41**
 ML#: **AR24229447** ORIG \$: **\$729,000**
 VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 LA: **Susan Miali, 01077302, 626-755-1787**

3.

108 S Mountain Ave # D, Monrovia 91016 STATUS: **Active**

TWNHS
 BED / BATH: **4/2,0,1,0** YEAR BLT: **2001 (ASR)**
 SQFT: **1,658** LOT: **1,906/0.0438**
 GARAGE: **2/Attached** DOM / CDOM: **1/1**
 AREA: **639 - Monrovia** LIST: **11/11/2024**
 Next OH: **Broker: Wed Nov 13, 10:00AM-1:00PM**

STATUS: **Active**PRICE: **\$978,000**

APN: **8527031006** PRICE PER SQFT: **\$589.87**
 ML#: **AR24231887** ORIG \$: **\$978,000**
 VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**
 LA: **Pamela DelRey, 00864033, 626-841-2387**

4.

137 Genoa St # B, Arcadia 91006 STATUS: **Active TWNHS**

BED / BATH: **3/2,0,1,0** YEAR BLT: **2001 (ASR)**
 SQFT: **2,350** LOT: **16,860/0.3871**
 GARAGE: **2/Attached** DOM / CDOM: **4/4**
 AREA: **605 - Arcadia** LIST: **11/08/2024**
 Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

STATUS: **Active TWNHS**PRICE: **\$1,298,000**

APN: **5779009066** PRICE PER SQFT: **\$552.34**
 ML#: **AR24227568** ORIG \$: **\$1,298,000**
 VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 LA: **Imy Dulake, 00987845, 626-664-1280**

5.

210 N Encinitas Ave, Monrovia 91016 STATUS: **Active TPLX**

BED / BATH: **4/0,3,0,0** YEAR BLT: **1930 (ASR)**
 SQFT: **1,995** LOT: **6,388/0.1466**
 GARAGE: **2/Detached** DOM / CDOM: **3/3**
 AREA: **639 - Monrovia** LIST: **08/01/2024**

STATUS: **Active TPLX**PRICE: **\$1,329,000**Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

APN: **8519028033** PRICE PER SQFT: **\$666.17**
 ML#: **P1-19902** ORIG \$: **\$1,329,000**
 VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 LA: **Marcille Dilsaver-Hughes, 02158588, (626) 429-7340**

6.

1549 N Roosevelt Ave, Pasadena 91104 STATUS: **Active SFR**

BED / BATH: **3/1,1,0,0** YEAR BLT: **1941 (PUB)**
 SQFT: **1,925** LOT: **7,000/0.1607**
 GARAGE: **2/Detached** DOM / CDOM: **4/4**
 AREA: **646 - Pasadena** LIST: **09/06/2024**
 (NE)
 Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

STATUS: **Active SFR**PRICE: **\$1,499,000**

APN: **5853012011** PRICE PER SQFT: **\$778.70**
 ML#: **P1-19884** ORIG \$: **\$1,499,000**
 VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 LA: **Jason Berns, 01787757, (626) 826-4544**

7.

472 Desert Willow Rd, Azusa 91702 STATUS: **Active SFR**

BED / BATH: **4/4,0,0,0** YEAR BLT: **2008 (ASR)**
 SQFT: **3,963** LOT: **8,398/0.1928**
 GARAGE: **5/Attached** DOM / CDOM: **3/3**
 AREA: **607 - Azusa** LIST: **11/08/2024**

STATUS: **Active SFR**PRICE: **\$1,598,888**

APN: **8625033005** PRICE PER SQFT: **\$403.45**
 ML#: **P1-19895** ORIG \$: **\$1,598,888**
 VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 LA: **Silvia Portugal-Singh, 01970434, (626) 817-6745**





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





**AAR UPCOMING EVENTS
 & EVENT REGISTRATION**




8.  **1045 Asder Ln, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,600,000**
BED / BATH: **4/3,0,0,0** YEAR BLT: **1974 (ASR)** APN: **5770026014** PRICE PER SQFT: **\$707.96**
SQFT: **2,260** LOT: **13,273/0.3047** ML#: **AR24231808** ORIG \$: **\$1,600,000**
GARAGE: **3/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Trust**
AREA: **605 - Arcadia** LIST: **10/27/2024** LA: **Donna Baker, 01308772, 310-489-1021**
Next OH: **Broker: Wed Nov 13, 10:00AM-1:00PM**

9.  **1005 Brentnal Rd, Pasadena 91105** STATUS: **Active SFR** PRICE: **\$2,199,000**
BED / BATH: **3/3,0,0,0** YEAR BLT: **1955 (PUB)** APN: **5716001013** PRICE PER SQFT: **\$975.17**
SQFT: **2,255** LOT: **9,323/0.214** ML#: **AR24201678** ORIG \$: **\$2,199,000**
GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **647 - Pasadena (SW)** LIST: **09/28/2024** LA: **Patricia Parish, 01032385, 626-922-1322**
Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

10.  **220 Highland Pl, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$2,238,000**
BED / BATH: **4/2,1,1,0** YEAR BLT: **1922 (PUB)** APN: **8504013020** PRICE PER SQFT: **\$617.55**
SQFT: **3,624** LOT: **19,964/0.4583** ML#: **P1-19885** ORIG \$: **\$2,238,000**
GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
AREA: **639 - Monrovia** LIST: **11/08/2024** LA: **Jason Berns, 01787757, (626) 826-4544**
Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

11.  **420 El Coronado St, South Pasadena 91030** STATUS: **Active** PRICE: **\$2,499,000**
SFR
BED / BATH: **4/2,1,0,0** YEAR BLT: **1966 (PUB)** APN: **5310003038** PRICE PER SQFT: **\$875.00**
SQFT: **2,856** LOT: **18,200/0.4178** ML#: **P1-19889** ORIG \$: **\$2,499,000**
GARAGE: **2/Detached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **658 - So. Pasadena** LIST: **09/20/2024** LA: **Jason Berns, 01787757, (626) 826-4544**
Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

12.  **560 S. Greenwood Ave., San Marino 91108** STATUS: **Active** PRICE: **\$2,990,000**
SFR
BED / BATH: **4/4,0,0,0** YEAR BLT: **1926 (ASR)** APN: **5329008009** PRICE PER SQFT: **\$1,041.81**
SQFT: **2,870** LOT: **9,417/0.2162** ML#: **AR24226610** ORIG \$: **\$2,990,000**
GARAGE: **2/Detached** DOM / CDOM: **6/6** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **655 - San Marino** LIST: **10/25/2024** LA: **Phyllis Cheng, 01526442, 626-616-9936**
Next OH: **Public: Wed Nov 13, 10:00AM-1:00PM**

Article 1

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NOVEMBER 13, 2024 LIVE GENERAL MEETING

NBC SEAFOOD RESTAURANT
404 S. ATLANTIC BLVD., MONTEREY PARK, CA 91754

6pm networking - 7pm dinner - 8pm speakers

Member free Guest \$30pp

CHALLENGES or OPPORTUNITIES “EMBRACE THE CHANGES”



KELLY G. RICHARDSON is co-founder and Partner of Richardson|Ober. In practice since 1983, Kelly is known as a devoted and successful trial attorney and advisor to real estate professionals, property and business owners, and common interest developments. Kelly is heavily committed to the real estate profession. He serves as legal counsel for Six Southern California Associations of Realtors (“CAR”), and is a member of the CAR Legal Affairs Forum and Housing Committees. For more than 20 years, Kelly was a GRI faculty member teaching GRI coursework on risk management, construction and development issues to hundreds of Realtors® annually. Kelly is a popular lecturer to Associations of Realtors, professional real estate organizations and major brokerages and has authored numerous articles on real estate law in local and national business and trade publications. He is a licensed real estate broker, and is periodically consulted as an expert witness on the standard of care of real estate professionals. Kelly is a leading advocate for California community associations, serving common interest developments for over 34 years. In 2006 he was the 16th California attorney admitted into the College of Community Association Lawyers (CCAL), an elite group of attorneys serving the common interest community housing sector. In 2016, he was the International President of the Community Associations Institute (CAI), an organization with 45,000 members in four countries, and served on its Board of Trustees for seven years. For 18 years he has authored a weekly syndicated column on homeowner association legal issues, currently appearing in approximately 17 publications. While he uses his experience and expertise to help clients steer clear of litigation, when litigation proves to be necessary and unavoidable, Richardson is an accomplished trial attorney and fierce courtroom advocate. He was in 2010 admitted to the American Board Of Trial Advocates, an elite jury trial attorney organization, skipping its entry-level membership and receiving admission as an “Associate” ABOTA member. He has prosecuted and defended major claims in construction, corporate and real estate law, as well as claims of breach of contract, franchise fraud, personal injury, unfair competition, professional negligence, wrongful death, breach of fiduciary duty, construction defect, and banking negligence. Mr. Richardson is licensed to practice before all California state and local federal jurisdictions, and is a member of the Real Estate and Litigation Sections of the State Bar, Los Angeles County and Pasadena Bar Associations. He holds an “AV” rating with the prestigious Martindale Hubbell attorney listing organization – the highest available rating for competence and ethics, based upon peer review input

CORPORATE MEMBERS

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SAVE THE DATE
ANNUAL HOLIDAY and INSTALLATION BANQUET
Saturday, December 14, 2024 from 6pm - 10pm
San Gabriel Hilton 225 W, Valley Blvd., San Gabriel, CA
Let's end 2024 having fun!!!

HAPPY THANKSGIVING



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

FREE
BENEFIT!



FREE FOR REALTORS®

CRMLS TRAINING: CRMLS APP

Online Virtual Training

Monday, November 25, 2024 - 1:00PM



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

FREE TO C.A.R. MEMBERS
WITH DISCOUNT CODE FORMS49

C.A.R. Buyer Representation and Residential Listing Agreement Bundle

ONLINE ANYTIME TRAINING

Cost: FREE to C.A.R. Members - Use Code FORMS49



Global Committee Presents

Global Market Forecast

with Oscar Wei, Senior Economist for C.A.R.



2024-2025 Global Housing Market Outlook

Wei analyzes housing market conditions, consumer behavior, and public policy issues through the use of transactional data and survey research studies conducted by C.A.R.

TUESDAY :: DECEMBER 3, 2024 :: 10 AM

Global Market Forecast with Oscar Wei

IN-PERSON - AAR Classroom

Tuesday, December 3, 2024 - 10:00AM

FREE to Everyone



The AAR Commercial Committee Presents



Commercial and Investment
Networking and Education Lunch

Buyer Representation
Effect of Commercial Real Estate

MARKETING MIXER

Speaker: KELLY G. RICHARDSON, Co-founder and Partner of Richardson|Ober

Commercial Mixer: Buyer Representation

IN-PERSON - AAR Classroom

Thursday, December 5, 2024 - 11:00AM

Cost: FREE to Everyone



The AAR Education Committee Presents



Lone Wolf Transactions Training 2024



TRANSACTIONS

zipForm Edition

Instructor: Michael Flores, Arcadia Association of REALTORS

ZipForms Basic Training

IN-PERSON - AAR Classroom

Tuesday, December 10, 2024 - 11:00AM

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



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



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