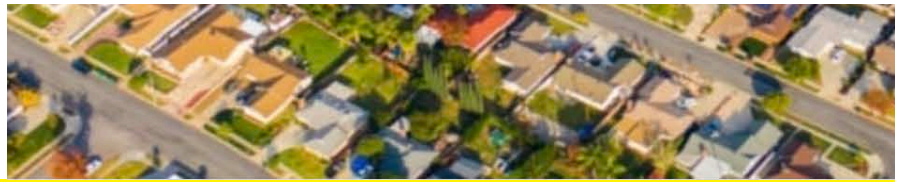


**ARCADIA ASSOC. OF REALTORS**

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

**January 29, 2025 MLS MARKETING MEETING LISTINGS**

- 1. 956 Buena Vista St, Duarte 91010** STATUS: **Active TWNHS** PRICE: **\$575,000**
 BED / BATH: **2/1,1,1,0** YEAR BLT: **1985 (ASR)** APN: **8530004107** PRICE PER SQFT: **\$537.38**
 SQFT: **1,070** LOT: **26,261/0.6029** ML#: **AR25010880** ORIG \$: **\$575,000**
 GARAGE: **2/Attached** DOM / CDOM: **12/12** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **617 - Duarte** LIST: **01/16/2025** LA: **Catherine Cuellar, 01977414, 626-252-4357**

- 2. 2481 Calle Villada Cir, Duarte 91010** STATUS: **Active SFR** PRICE: **\$849,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1979 (PUB)** APN: **8604020017** PRICE PER SQFT: **\$641.72**
 SQFT: **1,323** LOT: **7,811/0.1793** ML#: **P1-20597** ORIG \$: **\$849,000**
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **617 - Duarte** LIST: **01/24/2025** LA: **Jason Berns, 01787757, (626) 826-4544**
 Next OH: **Public: Wed Jan 29, 11:00AM-2:00PM**

- 3. 6361 Encinita Ave, Temple City 91780** STATUS: **Active SFR** PRICE: **\$998,000**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1942 (ASR)** APN: **5382023013** PRICE PER SQFT: **\$554.44**
 SQFT: **1,800** LOT: **8,000/0.1837** ML#: **AR24245794** ORIG \$: **\$998,000**
 GARAGE: **2/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**
 AREA: **661 - Temple City** LIST: **01/17/2025** LA: **Imy Dulake, 00987845, 626-664-1280**
 Next OH: **Public: Wed Jan 29, 11:00AM-2:00PM**

- 4. 944 Sierra Blanca Dr, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,148,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1960 (PUB)** APN: **8507017026** PRICE PER SQFT: **\$648.59**
 SQFT: **1,770** LOT: **6,348/0.1457** ML#: **PF25011618** ORIG \$: **\$1,148,000**
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **01/15/2025** LA: **Will Kaliel, 01720864, 626-497-2227**
 Next OH: **Public: Wed Jan 29, 11:00AM-2:00PM**

- 5. 470 Walnut Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,328,000**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1948 (ASR)** APN: **5787010019** PRICE PER SQFT: **\$1,021.54**
 SQFT: **1,300** LOT: **7,518/0.1726** ML#: **AR24240305** ORIG \$: **\$1,488,888**
 GARAGE: **1/Attached** DOM / CDOM: **53/53** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Trust**
 AREA: **605 - Arcadia** LIST: **12/03/2024** LA: **Imy Dulake, 00987845, 626-664-1280**
 Next OH: **Public: Wed Jan 29, 11:00AM-2:00PM**

- 6. 746 S Madison Ave, Pasadena 91106** STATUS: **Active SFR** PRICE: **\$2,249,000**
 BED / BATH: **4/2,0,0,0** YEAR BLT: **1901 (ASR)** APN: **5721011005** PRICE PER SQFT: **\$977.83**
 SQFT: **2,300** LOT: **12,600/0.2893** ML#: **P1-20594** ORIG \$: **\$2,249,000**
 GARAGE: **0** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **647 - Pasadena** LIST: **01/24/2025** LA: **Jason Berns, 01787757, (626) 826-4544**
 (SW)
 Next OH: **Public: Wed Jan 29, 11:00AM-2:00PM**

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.

13.9 Removal. The lockbox must be removed with 1 day after the close of escrow or expiration/cancellation of the listing.



**AAR UPCOMING EVENTS
& EVENT REGISTRATION**



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





AI Made Easy

AI & Video Marketing for the Modern Agent

JOHN D. Reyes, Real Estate & Mortgage Broker, National Speaker

Learn how to master tools like ChatGPT and create video content effortlessly with your AI twin.

AI Made Easy

Online - Thursday, January 30, 2025 – 11:00AM

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



January Legal Webinar: Recent Wildfires Online

Friday, January 30, 2025 – 10:00AM

Cost: FREE to CAR Members



FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Cloud CMA

Online Virtual Training

Friday, January 31, 2025 – 1:00PM

Cost: FREE to CRMLS Members



FREE Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Matrix Client Collaboration

Online Virtual Training

Monday, February 3, 2025 – 9:00AM

Cost: FREE to CRMLS Members



Wildfire Relief Resources
bit.ly/aarwildfirerelief



WEDNESDAY
FEB. 5 @ 9:00AM
LION DANCERS,
DELICIOUS FOOD AND
A FENG SHUI PRESENTATION
BY MASTER ALEX ZI
AT THE CONCLUSION OF
THE MLS MARKETING MEETING
ARCADIA MASONIC CENTER
50 W. DUARTE ROAD, ARCADIA

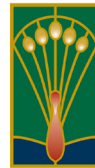
Lunar New Year Celebration - MLS Marketing Meeting
Masonic Center - Wednesday, February 5, 2025 – 9:00AM
Cost: FREE to AAR Members



AAR Members who pay their 2025 Membership dues in full and pay the additional \$49 RAF contribution by January 31, 2025 will be entered in a drawing to win 1 of 5 Visa gift cards valued at \$150 each. Winners will be announced at February 12, 2025 Caravan meeting



The AAR Commercial Committee Presents



CITY OF ARCADIA



*Commercial and Investment
Networking and Education Lunch*

State of Arcadia

MARKETING MIXER

Speaker: Dominic Lazzaretto, City Manager, City of Arcadia

Commercial Mixer: State of Arcadia

IN-PERSON

Thursday, February 6, 2025 – 11:00AM

Cost: FREE to Everyone



The AAR Education Committee Presents



Staying Out of Court
TDS/AVID Strategies in a
Changing Market



Presented by: Robert Brand (DisclosureInfo.com)

Staying Out of Court – TDS/AVID Strategies in a Changing Market

Online - Tuesday, February 11, 2025 – 10:00AM

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