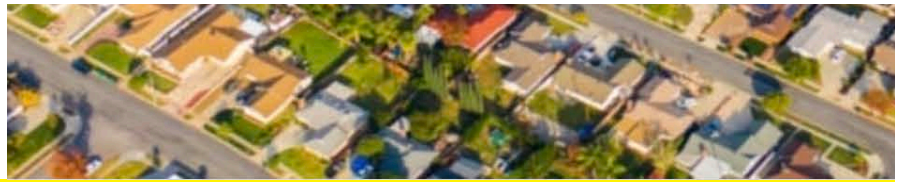


**ARCADIA ASSOC. OF REALTORS**

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

**MARCH 12, 2025 MLS MARKETING MEETING LISTINGS**

- 1.**  **54 Fano St, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$3,000**
 BED / BATH: **2/1,0,0,0** YEAR BLT: **1928** APN: **5779012018** ORIG \$: **\$3,000**
 SQFT: **920** \$ PER SQFT: **\$3.26** ML#: **AR25050745** TERMS: **12 Months**
 GARAGE: **0** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** POSS: **03/10/25**
 AREA: **605 - Arcadia** LIST: **03/05/2025** LA: **Donna Baker, 01308772, 626-487-0820**
 Next OH: **Broker: Wed Mar 12, 11:00AM-2:00PM**

- 2.**  **630 S Gladys Ave # A, San Gabriel 91776** STATUS: **Active** PRICE: **\$775,000**
CONDO
 BED / BATH: **2/3,0,0,0** YEAR BLT: **2015 (PUB)** APN: **5373031052** PRICE PER SQFT: **\$615.08**
 SQFT: **1,260** LOT: **32,529/0.7468** ML#: **WS25052230** ORIG \$: **\$775,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **654 - San Gabriel** LIST: **03/10/2025** LA: **JASON WEI, 01968787, 626-678-7009**
 Next OH: **Public: Wed Mar 12, 11:00AM-2:00PM**

- 3.**  **867 E Promenade # D, Azusa 91702** STATUS: **Active CONDO** PRICE: **\$798,000**
 BED / BATH: **3/2,0,1,0** YEAR BLT: **2014 (PUB)** APN: **8625035225** PRICE PER SQFT: **\$467.76**
 SQFT: **1,706** LOT: **12,995/0.2983** ML#: **WS25039324** ORIG \$: **\$798,000**
 GARAGE: **2/Attached** DOM / CDOM: **10/10** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **607 - Azusa** LIST: **02/21/2025** LA: **LEI SHEN, 02149555, 626-328-9331**


- 4.**  **1624 Radford Pl, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$899,000**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1973 (ASR)** APN: **8507011043** PRICE PER SQFT: **\$706.21**
 SQFT: **1,273** LOT: **6,580/0.1511** ML#: **P1-21154** ORIG \$: **\$899,000**
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **03/07/2025** LA: **Jason Berns, 01787757, (626) 826-4544**
 Next OH: **Public: Wed Mar 12, 11:00AM-2:00PM**


- 5.**  **503 Mel Canyon Rd, Duarte 91010** STATUS: **Active SFR** PRICE: **\$1,127,000**
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1958 (PUB)** APN: **8602013028** PRICE PER SQFT: **\$632.08**
 SQFT: **1,783** LOT: **7,749/0.1779** ML#: **AR25048148** ORIG \$: **\$1,127,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard, Trust**
 AREA: **617 - Duarte** LIST: **03/07/2025** LA: **Bevin Eustace, 01798369, 626-808-7403**
 Next OH: **Public: Wed Mar 12, 11:00AM-2:00PM**


- 6.**  **451 W FOOTHILL Blvd, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,798,000**
 BED / BATH: **4/2,1,0,0** YEAR BLT: **1953 (ASR)** APN: **5770021011** PRICE PER SQFT: **\$678.49**
 SQFT: **2,650** LOT: **18,530/0.4254** ML#: **AR25040392** ORIG \$: **\$1,798,000**
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **03/05/2025** LA: **Imy Dulake, 00987845, 626-664-1280**
 Next OH: **Public: Wed Mar 12, 11:00AM-2:00PM**

- 7.**  **220 W Hillcrest Blvd, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,800,000**
 BED / BATH: **4/3,0,0,0** YEAR BLT: **1990 (ASR)** APN: **8519011002** PRICE PER SQFT: **\$628.71**
 SQFT: **2,863** LOT: **8,638/0.1983** ML#: **P1-21188** ORIG \$: **\$1,800,000**
 GARAGE: **2/Detached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **03/10/2025** LA: **Margarit Torgomyan, 02066602, (626) 808-8055**
 Next OH: **Public: Wed Mar 12, 10:00AM-1:00PM**

- 8.**  **500 Manzanita Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,800,000**
 BED / BATH: **4/2,0,0,0** YEAR BLT: **1967 (PUB)** APN: **5768035020** PRICE PER SQFT: **\$781.93**
 SQFT: **2,302** LOT: **10,754/0.2469** ML#: **AR25052507** ORIG \$: **\$1,800,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **656 - Sierra Madre** LIST: **03/10/2025** LA: **Dean Griffith, 01452542, 626-664-9163**
 Next OH: **Public: Wed Mar 12, 11:00AM-2:00PM**

9.  **185 W Palm Dr, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,428,000**
 BED / BATH: **4/4,0,1,0** YEAR BLT: **1952 (ASR)** APN: **5788006014** PRICE PER SQFT: **\$781.96**
 SQFT: **3,105** LOT: **7,366/0.1691** ML#: **WS25048864** ORIG \$: **\$2,428,000**
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **03/05/2025** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**

10.  **1150 Hugo Reid Dr, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,888,000**
 BED / BATH: **4/5,0,0,0** YEAR BLT: **2016 (PUB)** APN: **5777007002** PRICE PER SQFT: **\$810.10**
 SQFT: **3,565** LOT: **10,174/0.2336** ML#: **WS25052274** ORIG \$: **\$2,888,000**
 GARAGE: **2/Attached** DOM / CDOM: **1/1** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **03/10/2025** LA: **JASON WEI, 01968787, 626-678-7009**
 Next OH: **Public: Wed Mar 12, 11:00AM-2:00PM**

11.  **1625 Rose Ave, San Marino 91108** STATUS: **Active SFR** PRICE: **\$2,988,000**
 BED / BATH: **4/2,1,1,0** YEAR BLT: **1939 (ASR)** APN: **5333016015** PRICE PER SQFT: **\$959.85**
 SQFT: **3,113** LOT: **16,198/0.3719** ML#: **AR25040360** ORIG \$: **\$2,988,000**
 GARAGE: **2/Detached** DOM / CDOM: **8/8** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **655 - San Marino** LIST: **02/27/2025** LA: **Imy Dulake, 00987845, 626-664-1280**
 Next OH: **Public: Wed Mar 12, 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.

19.3.10 VOW MLS Listing Distribution Limitations. Except as provided in these rules, the NATIONAL ASSOCIATION OF REALTORS® VOW Policy, or any other applicable MLS rules or policies, no Participant shall distribute, provide, or make accessible any portion of the MLS Listing Information to any person or entity.



TODAY!

LEGAL UPDATE
 Kelly Richardson, Attorney

Legal Update | MLS Marketing Meeting | Masonic Center
 Wednesday, March 12, 2025 – 9:00AM | FREE to AAR Members



AAR UPCOMING EVENTS & EVENT REGISTRATION



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



MONTHLY LIVE GENERAL MEETING
 Wednesday, MARCH 12, 2025 6pm - 9pm
 NBC SEAFOOD RESTAURANT
 404 S. Atlantic Blvd, Monterey Park, CA 91754
 MEMBER FREE GUEST \$40pp includes 8 course dinner

TOPIC
 "IN THIS CURRENT ECONOMY, HOW WILL THE REAL ESTATE INDUSTRY MARKET PERFORM?"



OSCAR WEI, C.A.R. DEPUTY CHIEF ECONOMIST

Oscar Wei is the deputy chief economist at the California Association of REALTORS® (C.A.R.), a statewide trade organization of real estate professionals with more than 200,000 members. He comanages the Research and Economic Department and oversees the operation of data analytics and survey research within the division. As an economist at C.A.R., Oscar provides regular updates on the economy, state and regional housing markets, consumer behaviors, and public policy issues. He has written articles and reports on subjects including housing supply, affordability, mortgage finance, homeownership, tax reform, and other topics related to the real estate industry. He contributes frequently to C.A.R.'s weekly housing market update newsletter, Housing Matters Podcast, and Housing Perspective. His work has been quoted in the Los Angeles Times, San Francisco Chronicle, Kiplinger's, NPR, KFI, as well as other media outlets. Oscar has been with C.A.R. since 2003. Before that, he worked for a toy company as an analyst to conduct research on identifying kids' trends and evaluate their global implications on the toy industry. Oscar has a bachelor's degree in economics from the University of California, Berkeley and a master's degree in economics from the California State Polytechnic University, Pomona.

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EDUCATION PROGRAM SPONSORS

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COMING EVENT - SPRING FESTIVAL CELEBRATION - APRIL 16, 2025 6PM -9PM
 MEMBERS FREE GUESTS \$55pp SPONSORSHIP OPPORTUNITIES AVAILABLE
 JOIN US TO CELEBRATE, HAVE FUN, EAT TASTY FOOD & WIN RAFFLE PRIZES



The AAR Education Committee Presents



Lone Wolf Transactions Training TRANSACTIONS zipForm Edition

Zipforms Lonewolf Transaction Training | Online
Tuesday, March 18, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members

STAYIN' ALIVE in 2025
HUSTLE UP AN EXTRA LISTING THIS YEAR!
Speaker: Ryan Kleis, Reverse Mortgage Educator
March 20, 2025 | 11AM - 12:30PM

Stayin' Alive in 2025 Reverse Mortgage | In-PERSON – LUNCH
Thursday, March 20, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members

DIVERSITY, EQUITY AND INCLUSION FORUM

DEI Forum Meets Monthly The Third Friday of Each Month
10:00 AM at the Arcadia Association of Realtors



The AAR Global Committee Presents



UNDERSTANDING US TAXATION

A special class for:
Foreign Nationals in the US and US Citizens and Permanent Residents Living Abroad

Speaker: Jonathan Lin, CPA

Understanding US Taxation | in-person
Thursday, March 27, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Member



ARCADIA ASSOCIATION OF REALTORS **FREE** Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Showing Time for the MLS
Online Virtual Training
Friday, March 28, 2025 – 1:00PM | FREE to CRMLS Members



The AAR Commercial Committee Presents



Commercial and Investment Networking and Education Lunch
Commercial Tenant Act
MARKETING MIXER
Speaker: David Fu, David Fu and Associates

Commercial Mixer: Commercial Tenant Act | IN-PERSON
Thursday, April 3, 2025 – 11:00AM | FREE to Everyone



ARCADIA ASSOCIATION OF REALTORS **FREE** Product Training • Elevate Your Business • All Skill Levels

CRMLS Training: Matrix Searching 101
Online Virtual Training
Monday, April 7, 2025 – 9:00AM
Cost: FREE to CRMLS Members

J. D. Reyes
AI Made Easy
AI & Video Marketing for the Modern Agent

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

Learn how to master AI tools for Real Estate Success, create video content with AI Twin Technology and boost engagement with cutting-edge strategies.

AI Made Easy
IN-PERSON
Tuesday, April 8, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members

UNITY IS OUR

GREATEST ASSET



ARCADIA ASSOCIATION OF REALTORS
Awards & Installation



Scan to Purchase Tickets
<https://bit.ly/AARInstallation25>



The Arcadia Association of Realtors® invites you to share in our presentation of AAR awards and the installation of 2025 Directors including 2025 President David Chen and outgoing President Renee Bannoura.

Friday, March 21, 2025
Santa Anita Park, Chandelier Room
285 W. Huntington Drive, Arcadia

11:00am to 12:00pm - Reception
12:00pm to 1:30pm - Lunch and Program
1:30 pm - A day at the races at your leisure

Enjoy complimentary parking, admission, a 3-course lunch, special guests, award presentations and a full day at the races

Tickets \$79 | Tables of 10 \$790

Contact Lorena@TheAAR.com or call 626-446-2115 for questions