

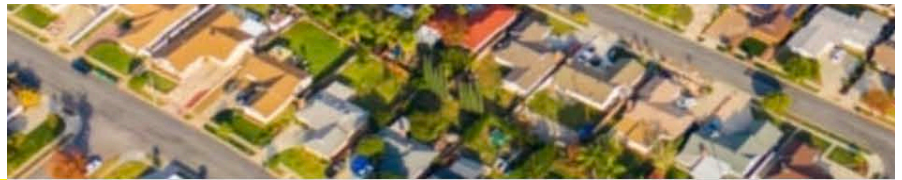
**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**APRIL 16, 2025 MLS MARKETING MEETING LISTINGS****1.****449 N Catalina Ave # 209, Pasadena 91106**
CONDO

BED / BATH: 2/2,0,0,0

SQFT: 1,020

GARAGE: 2/Detached

AREA: 646 - Pasadena
(NE)

YEAR BLT: 1991 (ASR)

LOT: 32,329/0.7422

DOM / CDOM: 5/5

LIST: 04/11/2025

STATUS: Active

PRICE: \$599,000

APN: [5732018071](#)ML#: [P1-21718](#)

VIEW / Pvt.POOL: No/No

LA: [Jason Berns, 01787757](#), (626) 826-4544

PRICE PER SQFT: \$587.25

ORIG \$: \$599,000

SALE TYPE: Standard

2.**638 W Grand Ave, Pomona 91766**

STATUS: Active SFR

PRICE: \$749,000 ↓

BED / BATH: 4/3,0,0,0

SQFT: 1,689

GARAGE: 2/Attached

AREA: 687 - Pomona

YEAR BLT: 2024 (BLD)

LOT: 2,754/0.0632

DOM / CDOM: [162/162](#)

LIST: 10/22/2024

APN: [8343005019](#)ML#: [AR24223340](#)

VIEW / Pvt.POOL: No/No

LA: [Angela Plank, 01312069](#), 626-827-6000

PRICE PER SQFT: \$443.46

ORIG \$: \$779,000

SALE TYPE: Standard

3.**630 King street, Monrovia 91016**

STATUS: Active SFR

PRICE: \$1,150,000

BED / BATH: 3/2,0,0,0

SQFT: 1,372

GARAGE: 1/Detached

AREA: 639 - Monrovia

YEAR BLT: 1925 (ASR)

LOT: 6,578/0.151

DOM / CDOM: [0/0](#)

LIST: 03/26/2025

Next OH: Public: Wed Apr 16, 10:00AM-1:00PM

APN: [8506020007](#)ML#: [AR25066334](#)

VIEW / Pvt.POOL: Yes/No

LA: [Remora Woo, 01931699](#), 626-226-3389

PRICE PER SQFT: \$838.19

ORIG \$: \$1,150,000

SALE TYPE: Standard

4.**4533 Ellis Ln, Temple City 91780**

STATUS: Active QUAD

PRICE: \$1,200,000

SQFT: 3,538

LOT: 0.2205/9,607

GARAGE: 8

AREA: 661 - Temple City

YEAR BLT: 1979 (PUB)

UNITS/BLDG TOTAL: /2

DOM / CDOM: [1/1](#)

LIST: 04/14/2025

Next OH: Public: Wed Apr 16, 10:00AM-1:00PM

APN: [8592001008](#)ML#: [P1-21746](#)

VIEW / Pvt.POOL: No/No

LA: [Adam Bray-Ali, 01859026](#), (213) 399-1940

PRICE PER SQFT: \$339.17

ORIG \$: \$1,200,000

SALE TYPE: Standard, Trust

5.**7660 Bradley Rd, Somis 93066**

STATUS: Active MANL

PRICE: \$2,249,000

BED / BATH: 9/5,1,0,0

SQFT: 4,966

GARAGE: 2/Detached

AREA:

YEAR BLT: 2004 (SLR)

LOT: 1,102,068/25.3

DOM / CDOM: [5/5](#)

LIST: 04/11/2025

APN: [1100230145](#)ML#: [P1-21710](#)

VIEW / Pvt.POOL: Yes/No

LA: [Jason Berns, 01787757](#), (626) 826-4544

PRICE PER SQFT: \$452.88

ORIG \$: \$2,249,000

SALE TYPE: Standard

6.**321 Camillo Rd, Sierra Madre 91024**

STATUS: Active SFR

PRICE: \$2,280,000

BED / BATH: 3/4,0,0,0

SQFT: 3,169

GARAGE: 2/Attached

AREA: 656 - Sierra Madre

YEAR BLT: 2014 (ASR)

LOT: 9,024/0.2072

DOM / CDOM: [1/1](#)

LIST: 04/10/2025

Next OH: Public: Wed Apr 16, 11:00AM-2:00PM

APN: [5764010007](#)ML#: [AR25078965](#)

VIEW / Pvt.POOL: Yes/No

LA: [Ash Rizk, 01503342](#), 626-393-5695

PRICE PER SQFT: \$719.47

ORIG \$: \$2,280,000

SALE TYPE: Standard

7.**1260 Oakhaven Ln, Arcadia 91006**

STATUS: Active SFR

PRICE: \$2,368,000 ↓

BED / BATH: 4/1,4,0,0

SQFT: 3,137

GARAGE: 2/Attached

AREA: 605 - Arcadia

YEAR BLT: 1956 (ASR)

LOT: 16,925/0.3885

DOM / CDOM: [147/147](#)

LIST: 11/19/2024

Next OH: Public: Wed Apr 16, 11:00AM-2:00PM

APN: [5771025005](#)ML#: [AR24236591](#)

VIEW / Pvt.POOL: Yes/Yes

LA: [Cheryl Allen, 01315712](#),

PRICE PER SQFT: \$754.86

ORIG \$: \$2,398,000

SALE TYPE: Standard

**NO CASH NEEDED...
USE VENMO.****AAR UPCOMING EVENTS
& EVENT REGISTRATION**

8.

**6043 Rowland Ave, Temple City 91780**STATUS: **Active SFR**PRICE: **\$2,580,000**BED / BATH: **5/6,0,0,0**YEAR BLT: **2020 (ASR)**APN: **5385028004**PRICE PER SQFT: **\$678.95**SQFT: **3,800**LOT: **9,358/0.2148**ML#: **WS25081705**ORIG \$: **\$2,580,000**GARAGE: **3/Attached**DOM / CDOM: **1/1**VIEW / Pvt.POOL: **Yes/No**SALE TYPE: **Standard**AREA: **661 - Temple City**LIST: **04/14/2025**LA: **JASON WEI, 01968787, 626-678-7009**Next OH: **Public: Wed Apr 16, 11:00AM-2:00PM**

9.

**1489 Caballero Rd, Arcadia 91006**STATUS: **Active SFR**PRICE: **\$5,280,000**BED / BATH: **6/7,0,0,0**YEAR BLT: **2006 (ASR)**APN: **5770015020**PRICE PER SQFT: **\$937.83**SQFT: **5,630**LOT: **34,848/0.8**ML#: **WS25081596**ORIG \$: **\$5,280,000**GARAGE: **6/Attached**DOM / CDOM: **1/1**VIEW / Pvt.POOL: **Yes/Yes**SALE TYPE: **Standard**AREA: **605 - Arcadia**LIST: **04/14/2025**LA: **HE GEORGE GAO, 01422025, 626-679-0858**

Article 2

REALTORS® shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction. REALTORS® shall not, however, be obligated to discover latent defects in the property, to advise on matters outside the scope of their real estate license, or to disclose facts which are confidential under the scope of agency or non-agency relationships as defined by state law.

7.12 Withdrawal of Listing Prior to Expiration. Listings of property must be withdrawn from the MLS by the Listing Broker before the expiration date of the listing agreement if the Listing Broker has received written instructions from the seller to withdraw the listing from the MLS. Listing Broker may withdraw any listing from the MLS 48 hours after providing seller with written notice of the broker's intention to withdraw the listing based on a dispute with the seller regarding the terms of the listing agreement. The MLS may require the Listing Broker to provide a copy of any notice of dispute or any written instructions from the seller. Sellers do not have the unilateral right to require the MLS to cancel any listing. However, the MLS reserves the right to remove a listing from the MLS data base if the seller can document that his or her listing agreement with the Listing Broker has been terminated or is invalid. Withdrawal from the MLS with the seller's consent does not relieve the obligation of the Listing Broker to report the sale and sales price if it closes escrow while the seller is represented by the Listing Broker.

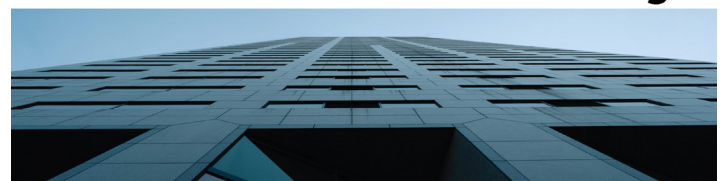
**Real Estate No-No's in Different Cultures****IN-PERSON****Thursday, April 17, 2025 – 10:00AM****Cost: FREE to AAR Members | \$10 Non-Members****8:30 am – 12 pm • 601 S. First Ave., Arcadia****FREE Paper Shred Event****Friday, April 18, 2025 - 8:30AM - 12:00PM****AAR Parking Lot**

THANK YOU TO OUR AWARDS & INSTALLATION EVENT SPONSORS



The AAR Education Committee Presents

The Power of the 1031 Exchange

**Instructor: Stephanie Kelsey with Asset Preservation****The power of the 1031 Exchange****IN-PERSON****Tuesday, April 22, 2025 – 11:00AM****Cost: FREE to AAR Members | \$10 Non-Member**

ARCADIA ASSOCIATION OF REALTORS® The AAR - RSAR Presents **ONLINE MEETING**

FAIR HOUSING & DIVERSITY FORUM



Colette Massengale, Esq., AHWD, GSI
Senior Policy Representative for Fair Housing
NAR's Advocacy Team



Meena Patel
CAR Fair Housing and DEI Director

APRIL 24 2025 | **11 am - 12 pm**
Via Zoom

1. New laws or regulations that may have come into effect at the beginning of the year (State and Federal).
2. Recent stories involving REALTORS and Fair Housing rules.
3. Programs available to local offices or members regarding Fair Housing and Diversity.



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

CRMLS Training: REImagine Home
Online Virtual Training
Friday, April 25, 2025 – 1:00PM
Cost: FREE to CRMLS Members

ARCADIA ASSOCIATION OF REALTORS® The AAR Commercial Committee Presents **IN-PERSON MEETING**



*Commercial and Investment
Networking and Education Lunch*

What Realtors Need to Know about Land Use

MARKETING MIXER

Speaker: Steven DeLateur, Manning | Kass

Commercial Mixer:
What Realtors Need to Know About Land Use
IN-PERSON
Thursday, May 1, 2025 – 11:00AM
Cost: FREE to Everyone
Lunch Sponsor: Diane Balsamo | The Money Store

THE ARCADIA ASSOCIATION OF REALTORS®
Events 4 Charity presents...

ARCADIA ASSOCIATION OF REALTORS® **CINCO DE BINGO** **REALTORS INC. INC.**
"Enthusiastically Supporting Local Charities"

Friday, May 2, 2025 • 5:30pm - 9:00pm

E4C Cinco De Bingo
IN-PERSON
Friday, May 2, 2025 – 5:30PM-9:00PM
Cost: Adult \$40 | Child (10 and under) \$20
3 years and under free



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

CRMLS Training: Matrix Quick Tips
Online Virtual Training
Monday, May 5, 2025 – 9:00AM
Cost: FREE to CRMLS Members

UNDERSTANDING MOLD: WHAT IT MEANS FOR YOUR TRANSACTION



Speaker:
Tony Escamilla
Owner of Villa Property Inspections

Understanding Mold
Online
Tuesday, May 13, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



LEGAL UPDATE
Kelly Richardson, Attorney

Legal Update | MLS Marketing Meeting | Masonic Center
Wednesday, May 14, 2025 – 9:00AM



Bank Loans for Foreign Nationals

In-Person

Thursday, May 15, 2025 – 11:00AM

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



AAR Pickleball Tournament

In-Person - iPickle - Arcadia

Friday, May 16, 2025 – 12:00PM - 4:00PM



Lights, Camera, Traction: Video Creation for REALTORS Online

Tuesday, May 10, 2025 – 11:00AM

Free to AAR Members | \$10 Non-Members



New Tax-Deferral of Capital Gains Annuity Online

Thursday, May 29, 2025 – 11:00AM

Free to AAR Members | \$10 Non-Members



CRMLS Training: Down Payment Resource

Online Virtual Training

Friday, May 30, 2025 – 1:00PM

Cost: FREE to CRMLS Members

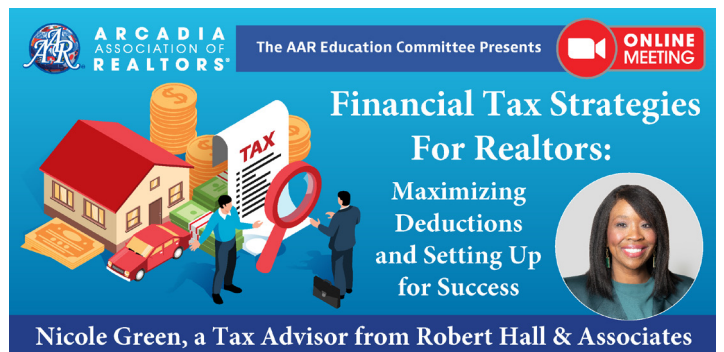


CRMLS Training: Matrix Managing Listings

Online Virtual Training

Monday, June 2, 2025 – 9:00AM

Cost: FREE to CRMLS Members



Financial Tax Strategies for REALTORS Online

Tuesday, June 3, 2025 – 2:00PM

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



Commercial Mixer: 1031 Exchange In-Person

Thursday, June 5, 2025 – 11:00AM

Cost: FREE to Everyone