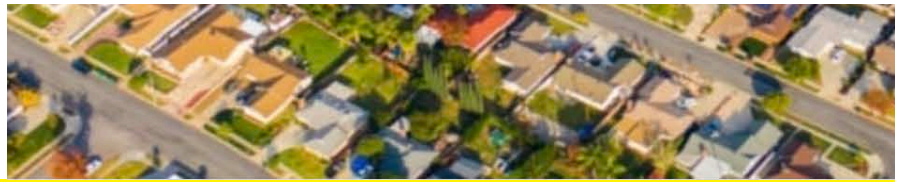


**ARCADIA ASSOC. OF REALTORS**

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

**APRIL 2, 2025 MLS MARKETING MEETING LISTINGS**

- 630 W Huntington Dr # 106, Arcadia 91007**  
**CONDO**  
 BED / BATH: 2/1,1,0,0    YEAR BLT: 1967 (ASR)  
 SQFT: 1,378    LOT: 149,080/3.4224  
 GARAGE: 2/Detached    DOM / CDOM: 0/110  
 AREA: 605 - Arcadia    LIST: 03/31/2025  
 Next OH: Broker: Wed Apr 2, 10:00AM-1:00AM

STATUS: Active    PRICE: \$678,000  
 APN: [5778001026](#)    PRICE PER SQFT: \$492.02  
 ML#: [AR25069156](#)    ORIG \$: \$678,000  
 VIEW / Pvt.POOL: No/No    SALE TYPE: Standard  
 LA: [Susan Miali, 01077302](#), 626-755-1787

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- 9552 Wedgewood St, Temple City 91780**  
 BED / BATH: 3/2,0,0,0    YEAR BLT: 1964 (ASR)  
 SQFT: 1,488    LOT: 5,252/0.1206  
 GARAGE: 2/Attached    DOM / CDOM: 7/7  
 AREA: 661 - Temple City    LIST: 03/21/2025  
 Next OH: Public: Wed Apr 2, 11:00AM-2:00PM

STATUS: Active SFR    PRICE: \$900,000  
 APN: [8588005032](#)    PRICE PER SQFT: \$604.84  
 ML#: [AR25065157](#)    ORIG \$: \$900,000  
 VIEW / Pvt.POOL: No/No    SALE TYPE: Standard  
 LA: [Diane Shen, 01975590](#), 626-200-7913

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- 119 N Mountain Ave # B, Monrovia 91016**  
**TWNHS**  
 BED / BATH: 3/2,0,1,0    YEAR BLT: 1987 (ASR)  
 SQFT: 1,590    LOT: 33,009/0.7578  
 GARAGE: 2/Attached    DOM / CDOM: 4/4  
 AREA: 639 - Monrovia    LIST: 03/28/2025  
 Next OH: Public: Wed Apr 2, 11:00AM-2:00PM

STATUS: Active    PRICE: \$968,000  
 APN: [8518043039](#)    PRICE PER SQFT: \$608.81  
 ML#: [AR25068178](#)    ORIG \$: \$968,000  
 VIEW / Pvt.POOL: Yes/No    SALE TYPE: Standard  
 LA: [Joseph Chiovare, 01931960](#), 626-945-2236

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- 121 Genoa St # C, Arcadia 91006**    STATUS: Active TWNHS  
 BED / BATH: 3/3,0,0,0    YEAR BLT: 1994 (ASR)  
 SQFT: 1,524    LOT: 16,876/0.3874  
 GARAGE: 2/Attached    DOM / CDOM: 1/1  
 AREA: 605 - Arcadia    LIST: 03/31/2025  
 Next OH: Broker: Wed Apr 2, 11:00AM-2:00PM

PRICE: \$988,000  
 APN: [5779009053](#)    PRICE PER SQFT: \$648.29  
 ML#: [AR25067528](#)    ORIG \$: \$988,000  
 VIEW / Pvt.POOL: Yes/No    SALE TYPE: Standard  
 LA: [Tien Gan, 01037180](#), 626-674-6129

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- 9117 Leroy St, San Gabriel 91775**    STATUS: Active SFR  
 BED / BATH: 4/1,1,0,0    YEAR BLT: 1955 (ASR)  
 SQFT: 1,483    LOT: 5,085/0.1167  
 GARAGE: 2/Attached    DOM / CDOM: 6/6  
 AREA: 654 - San Gabriel    LIST: 03/24/2025  
 Next OH: Broker: Thu Apr 3, 11:00AM-2:00PM

PRICE: \$1,158,000  
 APN: [5382003043](#)    PRICE PER SQFT: \$780.85  
 ML#: [P1-21445](#)    ORIG \$: \$1,158,000  
 VIEW / Pvt.POOL: No/No    SALE TYPE: Trust  
 LA: [Dioni Rovello, 00713999](#), (626) 975-6320

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- 5454 Encinita Ave, Temple City 91780**    STATUS: Active SFR  
 BED / BATH: 3/2,1,1,1    YEAR BLT: 1948 (ASR)  
 SQFT: 2,270    LOT: 7,231/0.166  
 GARAGE: 2/Attached    DOM / CDOM: 2/2  
 AREA: 661 - Temple City    LIST: 03/31/2025  
 Next OH: Public: Sat Apr 5, 2:00PM-4:00PM

PRICE: \$1,199,000  
 APN: [8588030036](#)    PRICE PER SQFT: \$528.19  
 ML#: [P1-21499](#)    ORIG \$: \$1,199,000  
 VIEW / Pvt.POOL: No/No    SALE TYPE: Standard, Trust  
 LA: [Micah Lachtman, 01754602](#), (626) 215-4331

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- 5030 Kauffman Ave, Temple City 91780**    STATUS: Active SFR  
 BED / BATH: 3/0,2,1,0    YEAR BLT: 1950 (ASR)  
 SQFT: 1,999    LOT: 9,681/0.2222  
 GARAGE: 2/Detached    DOM / CDOM: 1/1  
 AREA: 661 - Temple City    LIST: 03/28/2025  
 Next OH: Public: Wed Apr 2, 11:00AM-2:00PM


PRICE: \$1,498,000  
 APN: [8589018010](#)    PRICE PER SQFT: \$749.37  
 ML#: [WS25066725](#)    ORIG \$: \$1,498,000  
 VIEW / Pvt.POOL: Yes/No    SALE TYPE: Standard  
 LA: [JANE CHEN, 01745562](#), 626-675-9668


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- 2748 E Colorado Blvd, Pasadena 91107**  
 ML#: [WS25068457](#)    STATUS: Active  
 PTYPE: COMM    STYPE: RET  
 SQFT: 620    LOT SQFT: 7,502

PRICE: \$1,500,000  
 LIST: 03/28/2025  
 AC:    PARKING SPACES:  
 YRBLT: 1974    BUILDING NAME:  
 LA: [CHRISTOPHER JOHNSON, 01934154](#), 626-535-9888


**9.**  **675 Mount Wilson Trl, Sierra Madre 91024** STATUS: **Active** PRICE: **\$1,598,000**  
**SFR**  
 BED / BATH: **3/2,0,1,0** YEAR BLT: **1955 (ASR)** APN: **5763003004** PRICE PER SQFT: **\$1,030.97**  
 SQFT: **1,550** LOT: **13,250/0.3042** ML#: **P1-21479** ORIG \$: **\$1,598,000**  
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **656 - Sierra Madre** LIST: **03/28/2025** LA: **Reni Rose, 00975915, (626) 437-6000**  
 Next OH: **Broker: Wed Apr 2, 11:00AM-2:00PM**


**10.**  **30 W Laurel Ave, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,750,000**  
 BED / BATH: **3/0,2,0,0** YEAR BLT: **1913 (ASR)** APN: **5767003027** PRICE PER SQFT: **\$845.00**  
 SQFT: **2,071** LOT: **6,594/0.1514** ML#: **P1-21515** ORIG \$: **\$1,750,000**  
 GARAGE: **1/Detached** DOM / CDOM: **2/2** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **656 - Sierra Madre** LIST: **03/31/2025** LA: **Norma Maddelli, 01477249, (818) 400-3794**  
 Next OH: **Broker: Wed Apr 2, 11:00AM-1:00PM**

**11.**  **1825 Lee Ave, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,798,000**  
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1951 (ASR)** APN: **5789010007** PRICE PER SQFT: **\$1,255.59**  
 SQFT: **1,432** LOT: **8,773/0.2014** ML#: **WS25070340** ORIG \$: **\$1,798,000**  
 GARAGE: **2/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **03/31/2025** LA: **GUANGRONG ZUO, 01938898, 626-679-3239**  
 Next OH: **Public: Wed Apr 2, 11:00AM-2:00PM**

**12.**  **6626 N San Gabriel Blvd, San Gabriel 91775** STATUS: **Active** PRICE: **\$2,198,800**  
**SFR**  
 BED / BATH: **4/3,1,1,0** YEAR BLT: **2021 (ASR)** APN: **5376031004** PRICE PER SQFT: **\$661.49**  
 SQFT: **3,324** LOT: **9,524/0.2186** ML#: **AR25068317** ORIG \$: **\$2,198,800**  
 GARAGE: **2/Attached** DOM / CDOM: **4/4** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**  
 AREA: **654 - San Gabriel** LIST: **03/28/2025** LA: **Hoss Nouhi, 00821265, 626-625-5704**

**13.**  **11203 Garvey Ave, El Monte 91733** PRICE: **\$3,000,000**  
 ML#: **WS25068445** STATUS: **Active** DOM: **4** LIST: **03/28/2025**  
 PTYPE: **COMM** STYPE: **RET** AC:  PARKING SPACES:   
 SQFT: **5547** LOT SQFT: **21,732** YRBLT: **1942** BUILDING NAME:   
 LA: **CHRISTOPHER JOHNSON, 01934154, 626-535-9888**

**14.**  **621 Santa Maria Rd, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$3,088,000**  
 BED / BATH: **4/5,0,0,0** YEAR BLT: **2015 (ASR)** APN: **5775030013** PRICE PER SQFT: **\$743.92**  
 SQFT: **4,151** LOT: **8,927/0.2049** ML#: **AR25067791** ORIG \$: **\$3,088,000**  
 GARAGE: **2/Attached** DOM / CDOM: **5/5** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **03/26/2025** LA: **Maggie Ly, 01385106, 626-203-9344**  
 Next OH: **Public: Wed Apr 2, 11:00AM-2:00PM**

**15.**  **323 Whispering Pines Dr, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$6,660,000**  
 BED / BATH: **5/4,2,1,0** YEAR BLT: **2004 (PUB)** APN: **5771033002** PRICE PER SQFT: **\$934.47**  
 SQFT: **7,127** LOT: **48,389/1.1109** ML#: **AR25069174** ORIG \$: **\$6,660,000**  
 GARAGE: **3/Attached** DOM / CDOM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**  
 AREA: **605 - Arcadia** LIST: **03/30/2025** LA: **Lixia Xing, 02236826, 251-216-6666**  
 Next OH: **Public: Wed Apr 2, 11:00AM-2:00PM**

## THANK YOU TO OUR AWARDS & INSTALLATION EVENT SPONSORS



NO CASH NEEDED...  
USE VENMO.



AAR UPCOMING EVENTS  
& EVENT REGISTRATION

## 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.

**7.9.1 No Cooperation Listing.** If the seller in writing refuses to permit the property listing to be marketed or advertised as defined by Rule 7.9, and also instructs the Listing Broker to not disseminate the listing in the MLS, the Listing Broker shall obtain a written instruction from the seller instructing the Listing Broker to do no marketing or advertising and refuses to authorize the listing to be disseminated by the MLS. The instruction shall include an advisory to seller that, in keeping the listing off the MLS, (1) No marketing or advertising of any kind will occur, (2) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to the MLS may not be aware seller's property is for sale, (3) seller's property will not be included on any real estate Internet sites or applications that are used by the public to search for property listings, (4) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which seller is marketing the property, and (5) the reduction in exposure of the listing may lower the number of offers made on the property and may adversely impact the overall price.



The AAR Commercial Committee Presents



Commercial and Investment  
Networking and Education Lunch

### Commercial Tenant Act

MARKETING MIXER

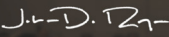


**Commercial Mixer: Commercial Tenant Act | IN-PERSON**  
Thursday, April 3, 2025 – 11:00AM | FREE to Everyone



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



### 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



### LEGAL UPDATE

Kelly Richardson, Attorney

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



# FAIR HOUSING DAY

REALTOR® RESILIENCE IN ACTION - ADVANCING HOUSING IN A NEW LANDSCAPE

APRIL 15, 2025 • THE WESTIN LONG BEACH  
FAIR HOUSING DAY • 9 AM - 5 PM  
HAF CASINO NIGHT • 6 PM - 10 PM

**CAR Fair Housing Day**  
IN-PERSON – The Westin long beach  
Tuesday, April 15, 2025  
Cost: \$30 for C.A.R. members and \$50 for non-members



ARCADIA ASSOCIATION OF REALTORS®

## YPN Presents



### Safety Preparedness Event

WITH SPEAKERS:  
Arcadia Fire Marshal, Mark Krikorian and  
the Arcadia Fire Chief, Chen Suen

Arcadia Association of REALTORS  
601 S. First Avenue, Arcadia



**April 15, 2025 • 1:00 pm - 3:00 pm**

**Safety Preparedness Event**  
IN-PERSON  
Tuesday, April 15, 2025 – 1:00PM – 3:00PM  
Cost: FREE to AAR Members | \$10 Non-Members

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

# Real Estate No-No's in Different Cultures

**Real Estate No-No's in Different Cultures**  
**IN-PERSON**  
**Thursday, April 17, 2025 – 10:00AM**  
**Cost: FREE to AAR Members | \$10 Non-Members**

AAR Members & their Clients are invited to participate in the AAR... **FREE Community Event!**

# FREE PAPER SHRED DAY

**04.18.25** **HAPPY Earth**

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**

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

**CRMLS**

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

**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®** 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.**  
 Celebrating 100 Years of Real Estate

**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**