

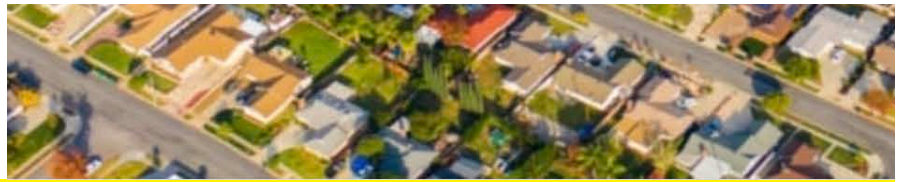
**ARCADIA ASSOC. OF REALTORS**

601 S. First Avenue, Arcadia

Office Phone: 626-446-2115

ContactUs@theaar.com

www.theaar.com

**APRIL 30, 2025 MLS MARKETING MEETING LISTINGS****1.****1320 S 6th Ave, Arcadia 91006****STATUS: Active SFR****PRICE: \$18,800****BED / BATH: 5/5,0,1,0****YEAR BLT: 2002****APN: [5780012007](#)****ORIG \$: \$18,800****SQFT: 6,945****\$ PER SQFT: \$2.71****ML#: [WS25076530](#)****TERMS: 12 Months****GARAGE: 3/Attached****DOM / CDOM: [21/21](#)****VIEW / Pvt.POOL: Yes/Yes****POSS: 04/08/25****AREA: 605 - Arcadia****LIST: 04/01/2025****LA: [LEI SHEN, 02149555](#), 626-328-9331****2.****618 Fairview Ave # 230, Arcadia 91007**
CONDO**STATUS: Active****PRICE: \$799,000****BED / BATH: 2/2,0,0,0****YEAR BLT: 1989 (PUB)****APN: [5778006041](#)****PRICE PER SQFT: \$568.68****SQFT: 1,405****LOT: [57,827/1.3275](#)****ML#: [AR25093066](#)****ORIG \$: \$799,000****GARAGE: 2/Attached****DOM / CDOM: [1/1](#)****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Trust****AREA: 605 - Arcadia****LIST: 04/28/2025****LA: [Katherine Orth, 00942500](#), 626-688-0418****Next OH: Broker: Wed Apr 30, 11:00AM-2:00PM****3.****5345 Monterey Rd, Los Angeles 90042****STATUS: Active SFR****PRICE: \$949,000****BED / BATH: 2/1,1,0,0****YEAR BLT: 1954 (ASR)****APN: [5302007026](#)****PRICE PER SQFT: \$945.22****SQFT: 1,004****LOT: [5,900/0.1354](#)****ML#: [P1-21915](#)****ORIG \$: \$949,000****GARAGE: 1/Detached****DOM / CDOM: [5/5](#)****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Standard****AREA: 632 - Highland Park****LIST: 04/25/2025****LA: [Jason Berns, 01787757](#), (626) 826-4544****4.****9664 Workman Ave, Temple City 91780****STATUS: Active SFR****PRICE: \$998,000****BED / BATH: 3/2,0,0,0****YEAR BLT: 1955 (ASR)****APN: [8587022014](#)****PRICE PER SQFT: \$764.75****SQFT: 1,305****LOT: [5,506/0.1264](#)****ML#: [P1-21951](#)****ORIG \$: \$998,000****GARAGE: 2/Detached****DOM / CDOM: [2/2](#)****VIEW / Pvt.POOL: No/Yes****SALE TYPE: Standard****AREA: 661 - Temple City****LIST: 04/28/2025****LA: [Armen Sarkissian, 01242603](#), (626) 695-2808****Next OH: Public: Wed Apr 30, 11:00AM-2:00PM****5.****461 Crestvale Dr, Sierra Madre 91024****STATUS: Active SFR****PRICE: \$1,249,000****BED / BATH: 4/1,0,1,0****YEAR BLT: 1954 (PUB)****APN: [5761015007](#)****PRICE PER SQFT: \$790.51****SQFT: 1,580****LOT: [8,019/0.1841](#)****ML#: [AR25089587](#)****ORIG \$: \$1,249,000****GARAGE: 2/Detached****DOM / CDOM: [5/5](#)****VIEW / Pvt.POOL: Yes/No****SALE TYPE: Trust****AREA: 656 - Sierra Madre****LIST: 04/22/2025****LA: [Katherine Orth, 00942500](#), 626-688-0418****Next OH: Broker: Wed Apr 30, 11:00AM-2:00PM****6.****383 W Grandview Ave, Sierra Madre 91024**
SFR**STATUS: Active****PRICE: \$1,588,000****BED / BATH: 3/2,0,0,0****YEAR BLT: 1913 (ASR)****APN: [5761018002](#)****PRICE PER SQFT: \$878.32****SQFT: 1,808****LOT: [7,524/0.1727](#)****ML#: [P1-21914](#)****ORIG \$: \$1,588,000****GARAGE: 2/Detached****DOM / CDOM: [5/5](#)****VIEW / Pvt.POOL: Yes/Yes****SALE TYPE: Standard****AREA: 656 - Sierra Madre****LIST: 04/24/2025****LA: [Reni Rose, 00975915](#), (626) 437-6000****Next OH: Public: Wed Apr 30, 11:00AM-2:00PM****7.****61 W Birchcroft St, Arcadia 91007****STATUS: Active SFR****PRICE: \$1,888,000 ↑****BED / BATH: 4/1,1,1,0****YEAR BLT: 1965 (ASR)****APN: [5788010049](#)****PRICE PER SQFT: \$852.76****SQFT: 2,214****LOT: [10,737/0.2465](#)****ML#: [AR25000220](#)****ORIG \$: \$1,750,000****GARAGE: 2/Detached****DOM / CDOM: [39/39](#)****VIEW / Pvt.POOL: No/Yes****SALE TYPE: Standard****AREA: 605 - Arcadia****LIST: 01/01/2025****LA: [Diana Chen-Hayashida, 01006843](#), 626-807-0628****Next OH: Broker: Wed Apr 30, 10:00AM-1:00PM****NO CASH NEEDED...
USE VENMO.****AAR UPCOMING EVENTS
& EVENT REGISTRATION**

8.


605 Estrella Ave, Arcadia 91007 STATUS: Active SFR
BED / BATH: 4/2,3,1,0
SQFT: 3,890
GARAGE: 2/Attached
AREA: 605 - Arcadia
YEAR BLT: 1926 (ASR)
LOT: 22,570/0.5181
DOM / CDOM: 8/8
LIST: 03/28/2025
APN: 5785016017
ML#: AR25068370
VIEW / Pvt.POOL: Yes/No
LA: Peggy Fong
Chen, 01461698, Showing/Inquiry/626-378-9800
PRICE: \$2,418,000
PRICE PER SQFT: \$621.59
ORIG \$: \$2,418,000
SALE TYPE: Standard, Trust
Next OH: Public: Wed Apr 30, 11:00AM-2:00PM

9.


28 W La Sierra Dr, Arcadia 91007 STATUS: Active SFR
BED / BATH: 6/5,0,0,0
SQFT: 5,219
GARAGE: 3/Attached
AREA: 605 - Arcadia
YEAR BLT: 1999 (ASR)
LOT: 13,196/0.3029
DOM / CDOM: 2/2
LIST: 04/27/2025
APN: 5782007011
ML#: AR25090944
VIEW / Pvt.POOL: Yes/Yes
LA: Ash Rizk, 01503342, 626-393-5695
PRICE: \$4,998,000
PRICE PER SQFT: \$957.65
ORIG \$: \$4,998,000
SALE TYPE: Standard
Next OH: Public: Wed Apr 30, 11:00AM-2:00PM

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.

7.27 REO Disclosure. Listing Brokers submitting foreclosure, bank-owned or real estate owned (“REO”) listings to the service shall disclose said status upon submission of the listing to the service.

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

THIS FRIDAY!

CINCO DE BINGO

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

TOMORROW!

ARCADIA ASSOCIATION OF REALTORS®

The AAR Commercial Committee Presents

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

CRMLS

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 – 1:00PM - 4:00PM

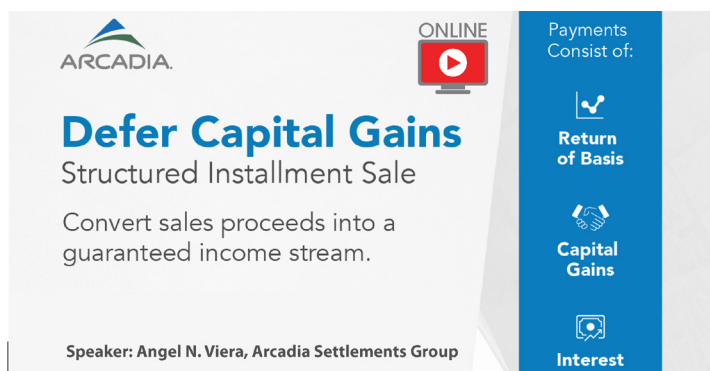


Lights, Camera, Traction: Video Creation for REALTORS

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

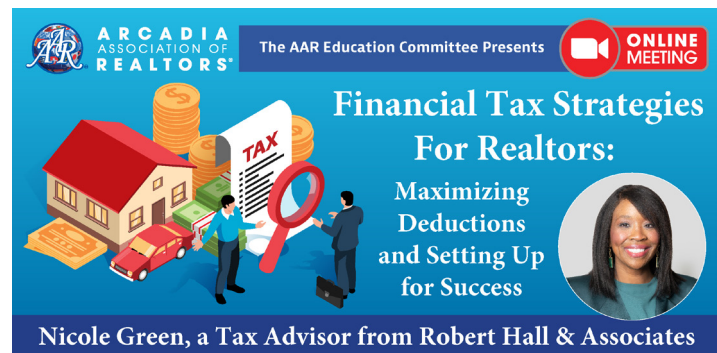


CRMLS Training: Matrix Managing Listings

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

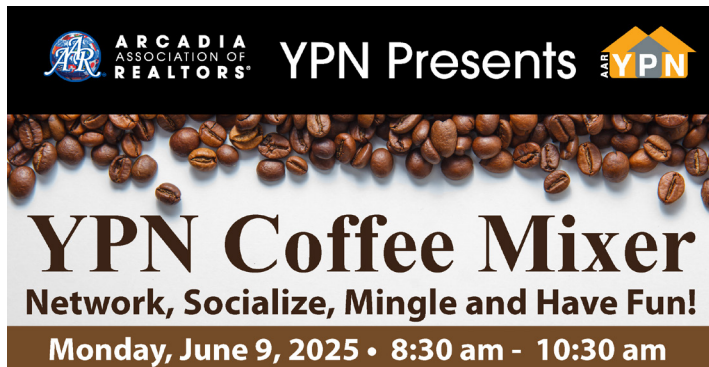
In-Person

Thursday, June 5, 2025 – 11:00AM

Cost: FREE to Everyone



Thrive Broker Summit - IN-PERSON
Pasea Hotel, Huntington Beach
June 8-9, 2025
Cost: \$349.00 +11.76 (Fee)



YPN Coffee Mixer
In-Person
Monday, June 9, 2025 – 8:30AM-10:30AM
Cost: FREE to Everyone



AI Made Easy
In-Person
Tuesday, June 10, 2025 – 11:00AM
Cost: FREE to AAR Members | \$10 Non-Members



Legal Update | MLS Marketing Meeting | Masonic Center
Wednesday, June 11, 2025 – 9:00AM



Sip and Paint
IN-PERSON – AAR
Thursday, June 12, 2025 – 6:00 PM -8:00PM
Cost: \$45 per person – Registration closes June 5



CRMLS Training: Realist Tax
Online Virtual Training
Friday, June 27, 2025
Cost: FREE to CRMLS Members

**THANK YOU TO OUR AWARDS
 & INSTALLATION EVENT SPONSORS**

Diamond



Gold



**Jessica Garcia
 Photography**

