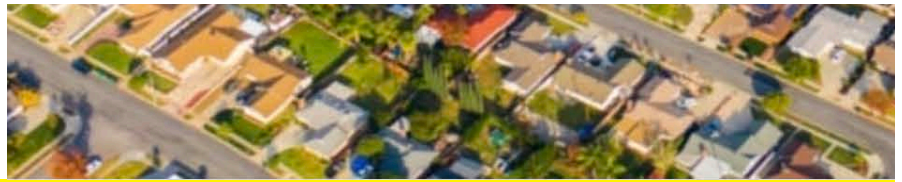


**ARCADIA ASSOC. OF REALTORS**

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

**JUNE 3, 2026 MLS MARKETING MEETING LISTINGS**

- 1.**  **1423 1st, Duarte 91010** STATUS: **Active CONDO** PRICE: **\$575,000**
 BED / BATH: **3/1,0,1,0** YEAR BLT: **1975 (ASR)** APN: **8530006104** \$ PER SQFT: **\$488.12**
 SQFT: **1,178** LOT: **7,457/0.1712** ML#: **AR26100739** ORIG \$: **\$575,000**
 GARAGE: **1/Detached** DAM / CDAM: **23/23** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **617 - Duarte** LIST: **05/10/2026** LA: **Elizabeth Gallegos, 01241086, 626-390-2177**

- 2.**  **497 E California Blvd # 203, Pasadena 91106** STATUS: **Active** PRICE: **\$749,000**
CONDO
 BED / BATH: **2/2,0,0,0** YEAR BLT: **1980 (ASR)** APN: **5734007061** \$ PER SQFT: **\$610.93**
 SQFT: **1,226** LOT: **75,686/1.7375** ML#: **P1-27360** ORIG \$: **\$749,000**
 GARAGE: **2/Detached** DAM / CDAM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **648 - Pasadena** LIST: **05/29/2026** LA: **Jason Berns, 01787757, (626) 826-4544**
 (SE)
 Next OH: **Broker: Wed Jun 3, 11:00AM-2:00PM**

- 3.**  **619 N PERSHORE Ave, San Dimas 91773** STATUS: **Active SFR** PRICE: **\$848,000**
 BED / BATH: **3/2,0,0,0** YEAR BLT: **1962 (ASR)** APN: **8390006020** \$ PER SQFT: **\$595.09**
 SQFT: **1,425** LOT: **7,515/0.1725** ML#: **AR26114663** ORIG \$: **\$848,000**
 GARAGE: **2/Attached** DAM / CDAM: **6/6** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **689 - San Dimas** LIST: **05/27/2026** LA: **Nicola Speranta, 01274694, 626-253-6746**
 Next OH: **Public: Wed Jun 3, 11:00AM-2:00PM**


- 4.**  **745 E Grandview, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,098,000**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1958 (ASR)** APN: **5764007021** \$ PER SQFT: **\$681.99**
 SQFT: **1,610** LOT: **12,171/0.2794** ML#: **CV26116324** ORIG \$: **\$1,098,000**
 GARAGE: **2/Detached** DAM / CDAM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Probate Listing**
 AREA: **656 - Sierra Madre** LIST: **06/02/2026** LA: **Mark Cheng, 01707266, 626-203-1396**


- 5.**  **520 Daroca Ave, San Gabriel 91775** STATUS: **Active SFR** PRICE: **\$1,188,000**
 BED / BATH: **3/1,0,1,0** YEAR BLT: **1940 (ASR)** APN: **5366004005** \$ PER SQFT: **\$805.42**
 SQFT: **1,475** LOT: **7,752/0.178** ML#: **AR26116254** ORIG \$: **\$1,188,000**
 GARAGE: **2/Detached** DAM / CDAM: **0/0** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **654 - San Gabriel** LIST: **06/02/2026** LA: **Bevin Eustace, 01798369, 626-808-7403**
 Next OH: **Public: Wed Jun 3, 11:00AM-2:00PM**


- 6.**  **910 S 5th, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$1,249,000 ↓**
 BED / BATH: **3/1,1,0,0** YEAR BLT: **1955 (ASR)** APN: **5780006005** \$ PER SQFT: **\$991.27**
 SQFT: **1,260** LOT: **9,047/0.2077** ML#: **SW26035334** ORIG \$: **\$1,395,000**
 GARAGE: **2/Attached** DAM / CDAM: **106/106** VIEW / Pvt.POOL: **No/No** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **02/13/2026** LA: **Diana Jacob, 01761024, 951-473-7017**


- 7.**  **526 E Olive Ave # A, Monrovia 91016** STATUS: **Active DPLX** PRICE: **\$1,350,000**
 SQFT: **1,601** YEAR BLT: **1959 (PUB)** APN: **8517013007** \$ PER SQFT: **\$843.22**
 LOT: **0.2919/12,714** UNITS/BLDG TOTAL: **2/2** ML#: **AR26058896** ORIG \$: **\$1,350,000**
 GARAGE: **2** DAM / CDAM: **75/75** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **03/19/2026** LA: **Alma Aguilar, 01439695, 626-393-5227**


- 8.**  **341 Hill St, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,499,000**
 BED / BATH: **3/0,2,1,0** YEAR BLT: **1975 (ASR)** APN: **8518019030** \$ PER SQFT: **\$886.46**
 SQFT: **1,691** LOT: **7,810/0.1793** ML#: **P1-27359** ORIG \$: **\$1,499,000**
 GARAGE: **2/Attached** DAM / CDAM: **4/4** VIEW / Pvt.POOL: **No/Yes** SALE TYPE: **Standard**
 AREA: **639 - Monrovia** LIST: **05/29/2026** LA: **Jason Berns, 01787757, (626) 826-4544**
 Next OH: **Broker: Wed Jun 3, 11:00AM-2:00PM**


9.  **1091 Briarcliff Rd, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,649,000**
BED / BATH: **3/2,0,0,0** YEAR BLT: **1960 (PUB)** APN: **8501002011** \$ PER SQFT: **\$787.11**
SQFT: **2,095** LOT: **27,980/0.6423** ML#: **P1-26920** ORIG \$: **\$1,649,000**
GARAGE: **3/Attached** DAM / CDAM: **32/32** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **639 - Monrovia** LIST: **04/30/2026** LA: **Jeff Fisher, 01429217, (626) 394-6696**


10.  **264 Norumbega, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$1,679,000**
BED / BATH: **3/2,0,1,0** YEAR BLT: **1923 (ASR)** APN: **8518002002** \$ PER SQFT: **\$626.26**
SQFT: **2,681** LOT: **6,823/0.1566** ML#: **AR26115540** ORIG \$: **\$1,679,000**
GARAGE: **2/Detached** DAM / CDAM: **3/3** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **639 - Monrovia** LIST: **05/30/2026** LA: **Cheryl Allen, 01315712,**
Next OH: **Public: Wed Jun 3, 11:00AM-2:00PM**


11.  **156 W Arthur Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$1,688,000**
BED / BATH: **4/1,1,1,0** YEAR BLT: **1962 (ASR)** APN: **5788004046** \$ PER SQFT: **\$771.83**
SQFT: **2,187** LOT: **7,480/0.1717** ML#: **P1-27406** ORIG \$: **\$1,688,000**
GARAGE: **2/Attached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard, Trust**
AREA: **605 - Arcadia** LIST: **06/01/2026** LA: **Dennis L Finnerman, 01700576, (626) 893-2947**
Next OH: **Public: Sat Jun 6, 1:00PM-4:00PM**

12.  **155 W Grandview, Sierra Madre 91024** STATUS: **Active SFR** PRICE: **\$1,698,000**
BED / BATH: **4/3,0,0,0** YEAR BLT: **1950 (ASR)** APN: **5762023008** \$ PER SQFT: **\$689.40**
SQFT: **2,463** LOT: **9,765/0.2242** ML#: **AR26113006** ORIG \$: **\$1,698,000**
GARAGE: **2/Detached** DAM / CDAM: **4/4** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard, Trust**
AREA: **656 - Sierra Madre** LIST: **05/01/2026** LA: **James Moran, 01425464, 626-644-4426**

13.  **4905 Baldwin, Temple City 91780** STATUS: **Active SFR** PRICE: **\$1,899,000**
BED / BATH: **4/2,1,1,0** YEAR BLT: **1935 (ASR)** APN: **8589025015** \$ PER SQFT: **\$539.95**
SQFT: **3,517** LOT: **18,158/0.4169** ML#: **AR26109927** ORIG \$: **\$1,899,000**
GARAGE: **2/Detached** DAM / CDAM: **10/10** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
AREA: **661 - Temple City** LIST: **05/23/2026** LA: **Elizabeth Gallegos, 01241086, 626-390-2177**
Next OH: **Broker: Wed Jun 3, 11:00AM-2:00PM**

14.  **325 N Madison Ave, Monrovia 91016** STATUS: **Active SFR** PRICE: **\$2,220,000**
BED / BATH: **3/3,0,0,0** YEAR BLT: **1961 (PUB)** APN: **8503007010** \$ PER SQFT: **\$932.38**
SQFT: **2,381** LOT: **14,081/0.3233** ML#: **CV26116992** ORIG \$: **\$2,220,000**
GARAGE: **2/Attached** DAM / CDAM: **2/2** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **639 - Monrovia** LIST: **05/31/2026** LA: **Heather Eide, 01362748, 909-322-4273**
Next OH: **Broker: Wed Jun 3, 4:00PM-7:00PM**

15.  **1125 Encanto Dr, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,298,000**
BED / BATH: **4/2,0,1,0** YEAR BLT: **1949 (ASR)** APN: **5776005017** \$ PER SQFT: **\$826.62**
SQFT: **2,780** LOT: **14,086/0.3234** ML#: **P1-27402** ORIG \$: **\$2,298,000**
GARAGE: **2/Detached** DAM / CDAM: **1/1** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Trust**
AREA: **605 - Arcadia** LIST: **04/13/2026** LA: **Shanshan Lin, 01900299, (626) 410-3578**
Next OH: **Public: Wed Jun 3, 10:00AM-5:00PM**


16.  **9626 Ancourt St, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$2,328,000**
BED / BATH: **7/7,0,1,0** YEAR BLT: **2026 (ASR)** APN: **5383012016** \$ PER SQFT: **\$664.38**
SQFT: **3,504** LOT: **6,279/0.1441** ML#: **WS26109646** ORIG \$: **\$2,328,000**
GARAGE: **2/Attached** DAM / CDAM: **9/9** VIEW / Pvt.POOL: **Yes/No** SALE TYPE: **Standard**
AREA: **605 - Arcadia** LIST: **05/22/2026** LA: **RHEA BAI, 01360246, 626-589-7958**
Next OH: **Public: Sat Jun 6, 1:00PM-4:00PM**




NO CASH NEEDED...
USE VENMO.



AAR UPCOMING EVENTS
& EVENT REGISTRATION

17.  **1817 Elevado, Arcadia 91006** STATUS: **Active SFR** PRICE: **\$2,888,000**
 BED / BATH: **5/2,1,1,0** YEAR BLT: **1952 (ASR)** APN: **5765025016** \$ PER SQFT: **\$770.75**
 SQFT: **3,747** LOT: **17,133/0.3933** ML#: **AR26100758** ORIG \$: **\$2,888,000**
 GARAGE: **2/Attached** DAM / CDAM: **0/0** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/27/2026** LA: **Imy Dulake, 00987845, 626-664-1280**
 Next OH: **Public: Wed Jun 3, 11:00AM-2:00PM**

18.  **339 W Longden Ave, Arcadia 91007** STATUS: **Active SFR** PRICE: **\$6,580,000**
 BED / BATH: **5/6,0,0,0** YEAR BLT: **2022 (ASR)** APN: **5785022006** \$ PER SQFT: **\$776.03**
 SQFT: **8,479** LOT: **24,470/0.5618** ML#: **AR26116886** ORIG \$: **\$6,580,000**
 GARAGE: **3/Attached** DAM / CDAM: **4/4** VIEW / Pvt.POOL: **Yes/Yes** SALE TYPE: **Standard**
 AREA: **605 - Arcadia** LIST: **05/28/2026** LA: **Maggie Ly, 01385106, 626-203-9344**
 Next OH: **Public: Wed Jun 3, 11:00AM-2:00PM**

Article 3
 REALTORS shall cooperate with other brokers except when cooperation is not in the client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another broker.

7.25 Dual Rate Commission Arrangements (Listing Broker Advantage). The existence of a dual commission arrangement shall be disclosed by the Listing Broker by a key, code, or symbol as required by the MLS. A dual rate commission arrangement is one in which the seller agrees to pay Listing Broker one set rate of commission if the Buyer is represented by a Buyer Broker, and a different commission rate if the buyer is unrepresented or if the transaction occurs because of the efforts of the seller instead of the Listing Broker. The Listing Broker shall, in response to inquiries from potential Buyer Brokers, disclose the differential that would result in either a cooperative transaction or, alternatively, in a sale that results through the efforts of the seller(s) or owner. If the Buyer Broker is representing a buyer(s) or lessee(s), the Buyer Broker must then disclose such information to his or her client before the client makes an offer to purchase or lease.



Commercial and Investment Networking and Education Lunch

MARKETING MIXER

PLEASE JOIN US FOR OUR **FREE MONTHLY MARKETING MIXER**
 Education | Lunch | Share Your Properties | Network



Commercial Mixer: ADU & SB9
IN-PERSON – AAR Building

Thursday, June 4, 2026 – 11:00AM

Cost: FREE to Everyone

Description: PLEASE JOIN US FOR OUR FREE MONTHLY MARKETING MIXER: Education | Lunch | Share Your Properties | Network

Speaker: Eric Escobar
Lunch Sponsor: Diane Balsamo | The Money Store



Dragon Boat Event

FREE Dragon Boat Event
Santa fe Dam Recreation
15501 Arrow Hwy, irwindale, ca
Saturday, June 6, 2026 – 9:30AM – 1:30PM



LEGAL UPDATE
Kelly Richardson, Attorney

Legal Update
IN-PERSON
Arcadia Masonic Center
50 W. Duarte Road, Arcadia

Wednesday, June 10, 2026 – 9:00AM

Cost: FREE to Everyone



**Global and YPN 2026 World Cup Watch Party
IN-PERSON – AAR BUILDING**

Friday, June 12, 2026 – 5:30 PM

Cost: FREE to Everyone

Description: Join us for a 2026 FIFA World Cup Watch Party as the United States faces Paraguay in an exciting group-stage matchup. Enjoy a lively atmosphere, connect with fellow fans, and experience every moment of the match on the big screen. All guests are welcome to attend and be part of this global celebration of soccer.

Arcadia Association of REALTORS® will be providing food, and the Global Committee will be providing drinks. Food and drinks are while supplies last.



Chelsea Peitz - Social media educator and keynote speaker

Un-Copy-Paste-Able: How to Build a Personal Brand People Trust on Social Media

ONLINE

Thursday, June 18, 2026 – 11:00AM

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

Description: Discover how real trust is built online—not through trends or tactics, but through human connection. This keynote explores the neuroscience of digital trust and the psychology behind why we remember people, not posts. Learn how to turn context, personality, and perspective into a brand that feels unmistakably real in a copy-paste world.



There are over 70 Government programs to help people buy houses, and most lenders will never tell you about them!

Sell More Homes with Government Programs

IN-PERSON – AAR Building

Thursday, June 25, 2026 – 11:00AM

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

Description: There are many city, county, and state programs available that a lot of agents simply are not aware of, and this presentation is designed to break them down in a clear, practical ways so that agents can actually use them in their business.



**Matrix: Client Collaboration
CRMLS VIRTUAL TRAINING**

Monday, July 6, 2026 – 9:00AM

Cost: FREE to CRMLS Members

Description: Virtual Training for Arcadia Association of REALTORS®



**Instructor: Joel Carlson, DREI, CREC, Owner/Broker of MJC Realty
BRBC Buyer Representative – Broker Compensation**

ONLINE - Tuesday, July 28, 2026 – 10:00AM

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

Joel Carlson is the owner/broker of MJC Realty in Newport Beach, CA. He is an Instructor and Author for the California Association of Realtors for over 20 years and a Designated Real Estate Instructor (DREI) from the National Association.