

INTERO

REAL ESTATE SERVICES

Have questions about Real Estate? Please give me a call.



October 2026

BEING FRANK ABOUT REAL ESTATE

The official monthly newsletter of Frank Vento

EL NINO'S IN THE NEWS AND WEATHER



EL NINO...

So, there's chatter on the news and by the weather forecasters.

The question becomes, "Is it slow news day hype, or the real deal?" Well, we will not know for sure until we get into December to February. That's normally when we see heavy rains in San Mateo County, and especially harsh on the coast with flooding, landslides, fallen trees, and road closures and power outages.

So, what to do now? Grab the ladder and clear the rain gutters. You may have to do it again after the first big wind events, when all the fall leaves get blown off the trees. Trim branches away from the house. Stick a hose in the downspout from the top and flush them out. Lift and inspect any drainage grates. Make sure there's no blockage in the drain lines, which requires running a hose and making sure it's coming out where it's supposed to.

Get your batteries and candles ready. If you have a generator, it's a good time to schedule a service now. Check your outdoor lighting to be sure it's all working. Firewood, propane, matches, rain boots - Is it time for a new pair, or a new rain hat or umbrella? Change your furnace filter and possibly have it serviced, if you haven't in a while.

Anyway, it's much easier to do this stuff now instead of in the rain, in the dark. Ask me how I know?

Like a Boy Scout, be prepared!

MID-TERMS ARE ALMOST HERE...



The November Elections are almost here!

If you know me, you know I do not talk about politics much at all. So, this is a focus from the property rights view, nothing else.

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Redwood City: NO on Measure E., brought in from the outside looking to not only hand grenade landlords but tenants also. It's a 46 page document hiding under the shadows of rent control. Both the City Council and City Attorney are opposed.

State Ballot Initiatives:

- Prop 37 Support
- Prop 40 Oppose
- Prop 45 Support

That's it.....

HOW'S THE MARKET?

It's a loaded question. Most homeowners ask that, thinking, "Has the value of my home gone up or down?"

And for most renters or non-homeowners, it translates to, "Are there deals out there and is it a good time to buy?"



Humans have short memory spans. So, what was the most recent memory? Aah, yes, the pandemic, with historically low interest rates, office folks able to work from home full time, allowing people to move farther from the office and buy a home. Bay Area in general saw gains of 25-35% in equity over a two-year span. Just as crazy as the low interest rates, historically on average we had 4%-5% equity gain annually. So, compared to 2020-22, you can see it was off the charts in equity gained during this period.

What I see, and most realtors see, is that investors are out in force right now. We get daily calls, texts, and emails from investors looking for off market deals, mainly properties that need some TLC. Why? Because a big portion of buyers are Gen Y or Gen Z and they'd rather pay for a move-in ready house than tackle some cosmetic clean up.

So, if the investors are buying to sell that means they know the younger buyers want a move-in ready house and they can make a quick substantial profit by doing an upgrade to a kitchen, bathrooms, flooring and lighting. If you're old enough, the \$64,000 question is "When is the market going to change?"

No crystal ball here, but I'm thinking we will not see significant changes for 2-3 years. Keep in mind, rates are probably not going to drop anytime soon, and prices continue to creep up!

So, ask yourself, "How much will it cost to wait?"

If you would like a valuation on your home, please call, text or email me.

SAVE THE DATES!

ANNUAL WILD GAME & FISH FEED



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NATIVE SONS OF THE GOLDEN WEST,
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**SATURDAY
NOVEMBER 14, 2026**

NO HOST COCKTAILS 6:00PM
DINNER 7:00PM
All you can eat and always a good time with friends!
TICKETS \$65.00

FOR TICKETS CALL or EMAIL:

Mark Heine – 650-759-8369
marksheine@gmail.com

Steve Simms – 650-245-0629
steve@simmsplumbing.com

Frank Vento – 650-888-9900
frankmyagent@gmail.com

Save the date in November!
Tickets available soon.



February 2027 will be here before you know it. Save your preferred date for the annual crab feed!

**PLEASE CHECK MY SOCIAL MEDIA &
RESOURCES - YOU TUBE, FACEBOOK,
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Links & Resources



Please join me on **YouTube**. Follow the link and subscribe for current real estate insights.



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.... IN THE MARKET

ACTIVE

527 North Street, Pescadero [-----Live Link](#)



MLS #:ML82051808

Bed/Bath: 2/1

Approx Size: 1030 Sq Ft

Apprx Lot Size: 15,000 Sq Ft

Status: Active

Age/Year Built: 116/1910

List Price: \$1,495,000

ACTIVE

41 Driftwood Trail, Half Moon Bay [<----Live Link](#)



MLS #: ML82054048
Bed/Bath: 2/2
Apprx Size: 1,440 Sq Ft

Status: ACTIVE
Age/Year Built: 50/1976
List Price: \$ 475,000

SOLD

000 Stage Road, San Gregorio



MLS #: ML81974161	Status: SOLD
Lot & Land - Agriculture/Ranch Land	List Price: \$ 1,600,000
Apprx Size: 1,661,814 Sq Ft / 38 Acres	Sale Price: \$1,025,000

SOLD

807 Tierra Alta, Moss Beach



MLS #:ML82051631

Bed/Bath: 3/2

Apprx Size: 1250 Sq Ft

Apprx Lot Size: 4,791 Sq Ft

Status: SOLD

Age/Year Built: 60 / 1966

List Price: \$1,274,000

Sale Price: \$1,255,000

FRANK'S FUN

Fall on the Coast has been spectacular; the weather has not disappointed. We've had lots of activities the past few weeks.

RPM Nationals - I went as a spectator with my brother and drove my 55 Chevy. It was a great day seeing people and watching some friendly competition.



At the Pescadero Annual Barn Sale (no barns were harmed at this event (LOL)) we dug deep in storage and closets and sold quite a bit of stuff. There're a few free things in front of the house still; the local thrift store will get a delivery soon. We saw many friends and met several new ones.



At a swap meet in Campell at All Ford, I found a few parts and chatted with some friends.

The 32 Ford Pickup, the motor is back and in, but I'm dealing with gremlins. I should be smiling and have some miles racked up by the next newsletter.



At my Annual Pumpkin Patch Event at Farmer John's in Half Moon Bay, we had awesome weather and got to see friends/clients.



Sad note, we attended services for a friend, Rita P., a long time Pescadero resident. We got to see some folks though we hadn't seen in a long time.

And now? Over the next two weekends, we're headed to a Wedding and then the Pumpkin Festival, 17th & 18th. More on that next month...

Half Moon Bay, CA Real Est...

@halfmoonbayCArealestate



It's been fun doing videos for business
Youtube page -

<http://www.youtube.com/@halfmoonbayCArealestate>.

Please, take a look and Subscribe.

Check my updated website and follow me on Instagram or Facebook.

If you know a friend, neighbor, or co-worker who is thinking about buying or selling, I would love to have the opportunity to provide my services. I'm never too busy for your referrals.

FOLLOW ME ON SOCIAL MEDIA!



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