

INTERO

REAL ESTATE SERVICES

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



August 2025

BEING FRANK ABOUT REAL ESTATE

The official monthly newsletter of Frank Vento

LABOR DAY

Labor Day became a federal holiday in 1894. This annual celebration recognizes the historical contributions to our nation of labor unions and working men and women. Working conditions, child labor, long hours and low pay were prevalent prior to this.



This is not to say we have figured it all out, but it's much better than it was in the past. For most people, this 3 day holiday marks the end of summer with a trip to the lake, camping, backyard BBQ or a visit to a favorite festival.

For Realtors, it marks the beginning of the Fall market. Traditionally, buyers and sellers are most active during the spring and fall. During the winter and holidays people are hunkered down and pre-occupied. In the summertime, for the most part, people are taking and enjoying vacations. A small percentage of people that have children prefer to move in the summer to be able to have the kids registered in a new school in August/September.

So, we should be seeing a bump up in listings and buyer activity after the Labor Day weekend. That activity will start to slow between Halloween and Thanksgiving. Not to say that all activity stops during any part of the year; there are always Buyers and Sellers in the market. We just see spikes in activity in the Spring and Fall.

If you're considering Buying or Selling your home now or in the future contact me to schedule an appointment. We'll get you started in the process of your next move.

MULTI-GENERATIONAL LIVING - ARE YOU IN THIS CATEGORY?



I do not have children and my parents are healthy and doing well. But many friends and colleagues fall into this category. We are Gen X. in our late 50's or 60's with kids living at home still or recently back from 4 years of college life and looking for that new job.

And whether you have one or both parents still alive, they may be living with you now as well due to finances or health issues they cannot manage on their own at a distance.

So, multi-generational housing isn't a new phenomenon to the housing market. Immigration in the late 1800's through the 1940's shows families relocating to the US lived with multi-generations. In San Francisco, Victorian flats were a popular option, often built with 2, 3 or 4 floors of separate living spaces. Families would live in the same building on separate floors. At that time, gathering on Sunday for an ALL-family meal was commonplace. This living arrangement allowed for grandparents to be after-school caregivers and babysitters for other occasions. The adult kids were around to keep an eye on mom and dad.

Fast forward to today. People are building ADU's to accommodate parents or kids or both. During the pandemic many households figured out that having everyone at home at once did not work or spaces were modified to accommodate the change in lifestyle. So, ADU's, Accessory Dwelling Units, can be incorporated into an existing home or be built detached. Most cities and counties provide an expedited process for detached units.

If you've been through this lifestyle of caring for adult children or aging parents or both, please share your experience with a younger person that is just starting or currently dealing with this type of situation. This is an area that most of us have not prepared for.

From a real estate perspective, I can help with an assessment of your current home and possible solutions to accommodate 3 or even 4 generations under one roof. Whether that's reconfiguring space, adding on, adding an ADU or possibly buying a larger home, call me!

SAVE THE DATE - OCTOBER 11!



COME SEE US Saturday, October 11th, for an afternoon at Farmer Johns Pumpkin Patch in Half Moon Bay! If you missed last year, here's your first chance. If you joined us last year, welcome back! We had a fun time seeing y'all and the pumpkins you picked for carving and decorating. We'll have snacks and beverages and goodies for the kids. We would love to have you stop by and say hi!

.... IN THE MARKET

ACTIVE ...

1263 Reservoir Road, Pescadero [<----Live Link](#)



MLS #: ML82009102
Beds: 3
Baths (F/P): 2
Apprx Bldg: 2000 Sq Ft
Apprx Lot Size: 76,230 Sq Ft

Status: Active
Age/Yr Blt: 75/1950
REDUCED List Price: \$3,150,000.

861 Railroad Avenue, Half Moon Bay [<----Live Link](#)



MLS #: ML8200877

Beds: 4

Baths (F/P): 2

Apprx Bldg: 2290 Sq Ft

Apprx Lot Size: 6092 Sq Ft

Status: Active

Age/Yr Blt: 47/1978

List Price: \$2,750,000.

PENDING ...

160 Troon Way, Half Moon Bay



MLS #: ML81992604

Beds: 2

Baths (F/P): 2

Apprx Bldg: 1095

Status: PENDING

Age/Yr Blt: 35 / 1990

Sale Price: \$750,000

SOLD...

8975 La Honda Road, La Honda



MLS #: ML81966334

Beds:

Baths (F/P):

Apprx Bldg :

Apprx Lot Size: 5193

Status: **SOLD**

Age/Yr Blt: 36 / 1989

Sale Price: **\$1,175,000**

RENTAL AVAILABLE

2066 Touraine Lane, Half Moon Bay



MLS #: ML82016940

Beds: 3

Baths (F/P): 2

Apprx Bldg : 1790

Apprx Lot Size: 7018

Status: **AVAILABLE****Monthly Rent: \$5500/mo**

FRANK'S FUN

Well, I did my annual pilgrimage to the Sierras. This year we explored southern Yosemite. We started about an hour's drive out of Bass Lake.

Day 1: We hiked about 7 miles over Chiquito Pass at 8,070 ft, and ended up at Chain Lakes at 9,090 ft

Day 2: We hiked over Merced Pass to Ottoway Lower Lake about 10 miles and 2,000 ft of gain.

Day 3: Layover day hiked around and swam in Ottoway Lake.

Day 4: Packs back on and headed over Red Peaks Pass at 11,075 ft and on to a Fork of the Merced River over about 8.5 miles on trail.

Day 5: We headed Post Peak Pass at 10,800 with about 2,100 ft of gain over the day to Slab Lakes which took us off trail over 3 ridges. We hiked through some spectacular alpine meadows and forests.

Day 6: We headed out downhill and off trail to get back on the trail at a different point than we departed. We headed over Fernandez Pass at 10,250 and onto Breeze Lake, which was appropriately named for its constant breeze.

Day 7: The hike out was mainly downhill (2,900) to the trailhead about 11.5 miles. Back to our cars with soft seats and A/C.

A nice surprise was at dinner on Saturday in Fresno at Annesso Pizzeria. It was an excellent meal, salad, pizza, cold beer, and dessert. If you're rolling through Fresno, I would definitely stop again. Not cheap but worth the price.

It's really hard to describe the beauty of the Sierra's back country..
Here's a few pictures that capture some of what we saw.





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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