

INTERO

REAL ESTATE SERVICES

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



March 2026

BEING FRANK ABOUT REAL ESTATE

The official monthly newsletter of Frank Vento

THE MARKET AND POLITICS



Well, the best answer I can give is I do not know.

The war in Iran, gas prices jumping quickly, and news of other possible war threats -- How does all this impact the local real estate market? Well, at the moment it doesn't seem to be having a huge impact. Homes are still selling, some more quickly than others. Inventory of spring market is starting to roll out for sale. Buyers are attending open houses; lenders are preparing preapproval letters. So, currently everything seems to be in motion and working as it should.

We'll see if things escalate overseas, and how Wall Street reacts to each situation. We know there was a big loss recently in the stock market.

Doing a little bit of homework, mortgage applications have actually risen over the last two weeks by about 11% so that's a good indicator that the housing market is moving forward despite the headlines

NEW LISTINGS AND RECENT SALES

Current Property Status on the Coast:

Active for Sale = 61

Contingent or Pending = 16

Sold since January 1st = 39

We are excited that 1568 Mizzen Lane, Half Moon Bay, successfully closed escrow and the new owners are getting settled in.

3946 Tunitas Creek Road, Half Moon Bay, is now sale pending. We received four offers on Wednesday, March 4th. The seller chose to write a multiple counteroffer giving everyone the opportunity to have a shot. One of the potential buyers really stepped up and we are scheduled to close on March 24th.

I'm starting prep work on a single level condo in Half Moon Bay. I also have a new listing coming in Pescadero and one in Moss Beach.

We are bringing back to the market 1263 Reservoir Road, Pescadero. It should be live later this week. It has unobstructed ocean views, a main house and a cottage. The adjacent 140 acres is also available for sale.

.... IN THE MARKET

ACTIVE

000 Stage Road, San Gregorio [←----Live Link](#)



MLS #: ML81974161
Residential Land & Lot
Apprx Lot Size: 1,661,814 Sq Ft

Status: Active
List Price: \$1,450,000



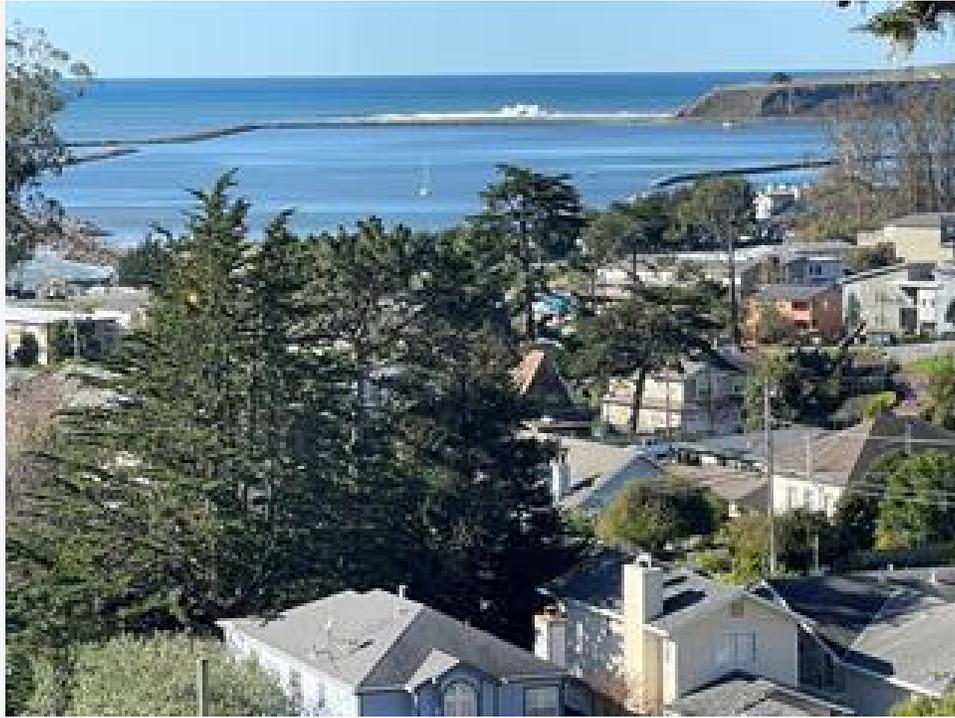
000 Seacliff Court, Montara [<----Live Link](#)



MLS #: ML81986610
Apprx Lot Size: 3,000 Sq Ft

Status: ACTIVE
List Price: \$ 475,000

001 Columbus St, El Granada [<----Live Link](#)



MLS #: ML82020390
Aprx Lot Size: 2832 Sq Ft

Status: ACTIVE
List Price: \$ 265,000

SOLD...

1568 Mizzen Lane, Half Moon Bay [←----Live Link](#)



MLS #: ML82023544

Beds: 4

Baths (F/P): 3

Apprx Bldg: 1580

Apprx Lot Size: 9798

Status: **SOLD**

Age/Yr Blt: 50 /1975

List Price: \$1,600,000

Sale Price: \$1,500.00

PENDING ...

3946 Tunitas Creek Rd., Half Moon Bay



MLS #: ML82030529

Apprx Lot Size: 50+ Acres

Status: **Pending**

List Price: \$ 750,000

Sale Price \$ 915,000

FRANK'S FUN

Had a fun adventure on Sunday afternoon; took the 66 valiant convertible out with the wife, brother-in-law and the dog. We headed up Pescadero Road to Highway 84 to Skyline Blvd south. Initially, we bypassed the Highway 9 intersection and went to Castle Rock Park to top off the radiator with some water. We then headed back up to Highway 9, West to Highway 236. It was nice to see Big Basin State Park looking great again after the fires in 2020. We stopped for gas and coffee in Santa Cruz and headed north back home!

This past Saturday we went to San Benito House, out on the deck, and attended a baby shower for twins due in April. If I hadn't mentioned it before, I helped build the fire pit out on the deck. That one white stone was not intentional but the owner Carol at the time loved it so we left it.

We attended a memorial for a friend Shell C., founder of Sea Hugger. It was a celebration of a life lived well.

I drove to Concord too last week to help a client; I referred his condo listing to another agent. Please let me know why you commute, if you do. I regularly commute 20 miles without traffic, but driving to the East Bay from San Mateo was bumper to bumper traffic most of the way there and back.

I also flew to Irvine, John Wayne Airport, and stayed across the street for an NLP (Neuro Linguistics Program) training event. It was all about learning to better use words and sentence structure to communicate. Agents came from around the state, mostly 30-ish. Surprisingly, quite a few who signed up didn't show up. It was two great days of learning!

And, yes, more progress on the Model A front suspension - cleaned, primed and painted. Ready to reinstall.



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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