
LOCAL
lifestyle
OCTOBER 2026
ANDREA SCOTT, REALTOR | 925.788.9374



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Dear Friends and Neighbors,

October brings a welcome change of pace to Alamo The days may still be warm and sunny, but cooler mornings and evenings, earlier sunsets, and touches of fall color remind us that a new season has arrived.

It's one of my favorite times of year to enjoy our community. Outdoor dinners linger a little longer, neighborhood walks are more inviting, and pumpkins begin appearing on porches as we look forward to Halloween and the traditions of the months ahead.

October is also a time when home seems to take on a little more importance. As schedules settle and the holidays approach, we naturally turn our attention inward—gathering with friends and family, tackling projects we put off during summer, and thinking about what we want our homes and lives to look like in the coming year.

In real estate, fall brings its own opportunities. With fewer homes typically coming to market, a well-positioned property can stand out, while buyers who are actively looking at this time of year tend to be serious about making a move. If you're considering selling, wondering what your home might be worth, or simply thinking ahead to 2027, I'm always happy to be a resource.

Wishing you a beautiful October filled with warm days, crisp evenings, and plenty of reasons to enjoy home.

Warmly,

Andrea Scott

Andrea@Alamo.RealEstate

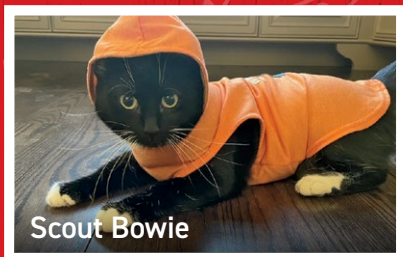
Cutest Pet Contest



Lily Beyer

Please send a photo of your pet with "Pet Contest" in the subject line to: Andrea@Alamo.RealEstate to have them featured in the next magazine.

If you sent a photo and it hasn't been featured, please send again with "Pet Contest" in the subject line.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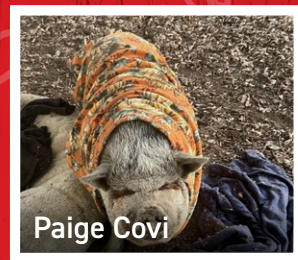
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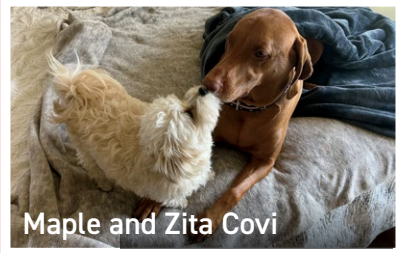
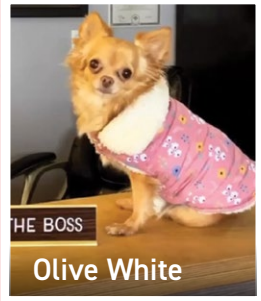
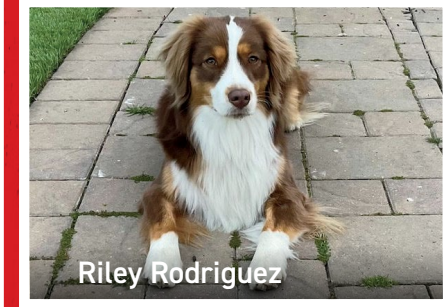

Maple and Zita Covi


Roger Rohrer



Olive White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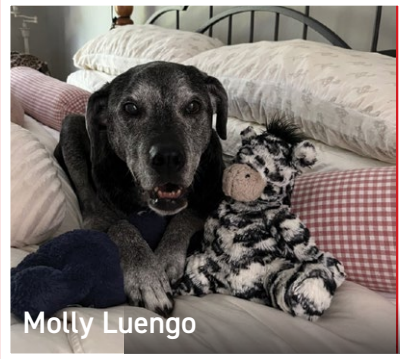
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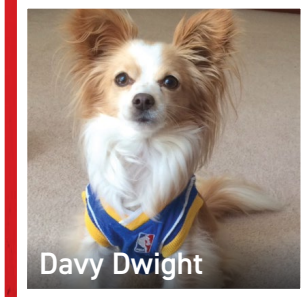
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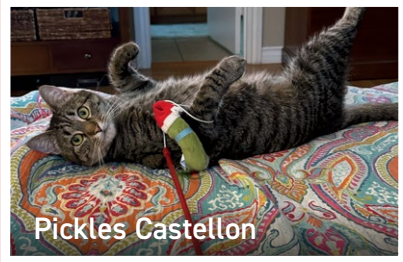
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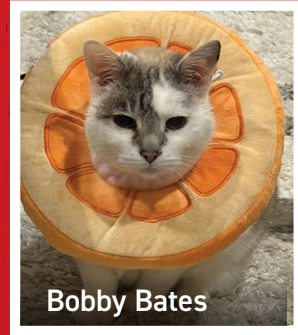

Bobby Bates

Apple Pie

ON THE ROCKS



Ingredients

- 1 oz cinnamon whiskey
- 1 oz vanilla vodka
- 4 oz apple juice
- Ground cinnamon
- Brown sugar (for rimming)
- Caramel sauce (for rimming)
- Cinnamon stick (for garnish)

Instructions

1. Drizzle caramel sauce around the rim, then spread brown sugar on a small plate and roll the rim through it for an even, sugary coat.
2. Fill a cocktail shaker with the cinnamon whiskey, vanilla vodka, apple juice, and a pinch of ground cinnamon.
3. Toss in a generous scoop of ice and shake well until everything is thoroughly chilled and blended.
4. Gently pour the mixture into your prepared glass, taking care to keep the sugared rim intact.
5. Top it off with a cinnamon stick garnish for a cozy, aromatic finish.
6. Serve cold and savor the warm, spiced notes of this fall favorite.

SIMPLE SOUPS TO

Warm Up *Your Fall*

When crisp autumn weather arrives, few things are more comforting than a warm bowl of homemade soup. These three easy favorites offer something for everyone, from rich and cheesy to hearty and tomato-based.



Crockpot *Lasagna Soup*

Turn classic lasagna into a cozy, spoonable meal. Brown 1.5 lbs ground beef with 1.5 cups onion and 6 cloves of garlic, then combine it in a slow cooker with 6 cups of beef broth, a 24-ounce jar marinara sauce , a 15-ounce can diced tomatoes, 6 oz tomato paste, and 1 tablespoon italian seasoning mix. After the soup simmers, add 8 ounces uncooked lasagna noodles, broken into 1 3/4-inch pieces and cook until tender. Stir in 2 cups of fresh spinach near the end, then serve each bowl with ricotta and Parmesan to taste.



Baked Potato *Soup*

For the ultimate comfort food, try a creamy baked potato soup loaded with familiar toppings. Cook 9 baking potatoes (russet) until tender either by boiling or microwaving, and scoop out the fluffy centers. Make a simple sauce with a roux of ⅔cup butter, ⅔cup all-purpose flour, and 6 cups whole milk. Remember to only whisk milk in a little at a time. Then add the potatoes, 1/3 cup bacon bits , 2 tablespoons green onions, 8 oz shredded cheddar cheese, salt, and pepper. Finish with 8 oz sour cream and top each serving with more bacon, any remaining cheese and green onions, all to taste.

Stuffed Pepper *Soup*

This hearty soup delivers all the flavors of stuffed peppers without the extra work. Brown 1 lb ground beef, then add 1 chopped green pepper and 1 cup diced onion. Stir in one 29 oz can of diced tomatoes, a 15 oz can of tomato sauce, a 14 oz can of chicken broth, .25 teaspoon each of dried thyme and sage, then salt and pepper to taste. Simmer until the bell peppers are tender. Meanwhile, cook 1 cup of white rice separately. Stir the cooked rice into the finished soup and serve hot with crusty bread.

Whether you prefer cheesy potato soup, savory stuffed peppers, or saucy lasagna flavors, these recipes make fall dinners simple, satisfying, and wonderfully warm.





Brown Butter Pumpkin

SNICKER DOODLES

- 1 cup salted butter
- 1 cup brown sugar (dark or light)
- ½ cup granulated sugar
- 1 teaspoon vanilla extract
- 1 egg white, at room temperature
- 1/3 cup pumpkin puree
- 2 cups all-purpose flour
- 1½ teaspoons pumpkin pie spice
- 1 teaspoon cream of tartar
- ½ teaspoon baking soda
- ½ teaspoon salt

For rolling: granulated sugar and ground cinnamon (or additional pumpkin pie spice)

Brown the butter: Melt butter in a saucepan over medium heat, stirring until it becomes fragrant and golden brown. Cool completely before using.

Make the dough: Beat cooled brown butter, brown sugar, and granulated sugar until creamy. Mix in the egg white, vanilla, and pumpkin puree. In a separate bowl, whisk together flour, pumpkin pie spice, cream of tartar, baking soda, and salt. Gradually add the dry ingredients to the wet mixture, mixing on low just until combined.

Chill: Refrigerate the dough for 1–2 hours. Meanwhile, combine sugar and cinnamon (or pumpkin pie spice) in a small bowl for coating.

Shape and bake: Heat the oven and line a baking sheet with parchment. Scoop about 1½ tablespoons of dough per cookie and roll into balls. Coat each in the cinnamon-sugar mixture, then arrange about 2 inches apart on the baking sheet. Bake for about 12 minutes, until the edges are slightly golden. Cool before serving.

Cookie-Baking Secrets

For the best texture, follow the recipe closely—especially the flour and limited pumpkin puree. Use room-temperature ingredients and let the browned butter cool before mixing. Fresh baking soda and a 1–2 hour chill are key to perfectly chewy cookies.

The result? A classic snickerdoodle with rich brown-butter flavor and just the right touch of pumpkin spice.

A fall favorite gets an upgrade with nutty brown butter, pumpkin spice, and a crisp cinnamon-sugar coating. Crispy edges, chewy centers, and just enough pumpkin for seasonal flavor.

FALL CANDY SNACK MIX

INGREDIENTS:

- 12 cups air-popped popcorn
- 3 cups mini-twist pretzels
- 1 cup roasted salted peanuts
- 1 cup candy corn
- 1 cup Reese's Pieces
- ¼ cup unsalted butter
- ¼ cup honey
- ¾ cup granulated sugar
- ½ teaspoon salt
- ½ cup creamy peanut butter
- 2 tablespoons heavy cream
- Orange candy melts and sprinkles optional, for garnish



INSTRUCTIONS:

1. Mix popcorn, pretzels, peanuts, candy corn, and Reese's Pieces in a large bowl and spread out onto two large rimmed baking pans.
2. Melt butter in a large saucepan over medium-high heat. Add honey and sugar and stir until smooth. Stop stirring, allow mixture to come to a boil, and cook for about 5 minutes, tilting the pan occasionally to make sure there are no signs of burning. The mixture should smell caramelized and be a bit darkened.
3. Remove from heat and carefully stir in peanut butter, salt, and heavy cream.
4. Quickly drizzle peanut butter caramel over the party mix on the sheet pans, then toss to coat with two large spoons. Drizzle with melted orange candy melts and sprinkle with sprinkles, if using.
5. Let the snack mix cool on the sheet pans, then transfer to bowls for serving, breaking up any large pieces if needed.

ENJOY!

Alamo Market Report



LAST MONTH VS THIS MONTH

JULY 2026	AUGUST 2026	
15 HOMES SOLD	21 HOMES SOLD	↑
38 DAYS ON MARKET	61 DAYS ON MARKET	↑
$3,435,573 AVERAGE LIST PRICE	$3,423,899 AVERAGE LIST PRICE	=
$3,341,533 AVERAGE SOLD PRICE	$3,406,857 AVERAGE SOLD PRICE	↑
98% LIST: SOLD RATIO	99% LIST: SOLD RATIO	↑
$870 $/SF	$894 $/SF	↑

August delivered encouraging results for Alamo sellers, with the average sale price rising to a record-setting $3.41 million. Although days on market increased, buyers are clearly active and paying strong prices, making this a favorable time for well-prepared, well-priced homes to come to market.

LAST YEAR VS THIS YEAR

AUGUST 2025	AUGUST 2026	
19 HOMES SOLD	21 HOMES SOLD	↑
26 DAYS ON MARKET	61 DAYS ON MARKET	↑
$2,556,357 AVERAGE LIST PRICE	$3,423,899 AVERAGE LIST PRICE	↑
$2,556,357 AVERAGE SOLD PRICE	$3,406,857 AVERAGE SOLD PRICE	↑
100% LIST: SOLD RATIO	99% LIST: SOLD RATIO	↓
$782 $/SF	$894 $/SF	↑

In just one year, the average sold price in Alamo gained nearly $1 million. Even more telling, buyers paid nearly $900/sf—a 14% increase. These numbers demonstrate just how much value Alamo homeowners have gained over the past year, creating an excellent opportunity for sellers considering a move.



Fall Staging *Tips*

Fall is one of the coziest and most inviting seasons to stage a home. Cooler weather, changing leaves and holiday anticipation create the perfect backdrop for showcasing comfort and charm. With a few simple updates, you can help buyers feel at home from the moment they arrive.



Boost *Curb Appeal*

Make a great first impression with a welcoming fall-inspired entrance. Add a seasonal wreath, potted mums or a few pumpkins to the front porch. Keep leaves raked, garden beds tidy and walkways swept. As the days get shorter, turn on porch and pathway lights for evening showings. Classic autumn colors like burnt orange, golden yellow and deep red add warmth without feeling overdone.

Warm Up *Your Color Palette*

Bring fall indoors by swapping lighter summer accents for richer, warmer tones. Add throw pillows and blankets in shades such as rust, olive and mustard. A simple fall centerpiece or table runner can pull a room together. Keep seasonal décor tasteful and understated so buyers can focus on the home itself.







Create *a Cozy Atmosphere*

Comfort is key when staging in the fall. If you have a fireplace, light it during showings or stage it with neatly stacked logs and candles. Use soft, layered lighting with warm bulbs, and add rugs, blankets and textured fabrics to make rooms feel inviting.

Appeal *to the Senses*

Staging goes beyond what buyers see. A subtle seasonal scent, such as cinnamon or apple, can create a welcoming atmosphere. You might also simmer apple cider with cloves before a showing. Soft instrumental music can enhance the mood, but keep scents and sounds subtle so they never overwhelm the space.

Keep It *Bright and Clean*

Shorter days and cloudy skies can make a home feel darker. Open curtains and blinds, clean windows and use mirrors to reflect natural light. For evening showings, turn on warm, inviting lights throughout the home.

Stage *the Dining Space*

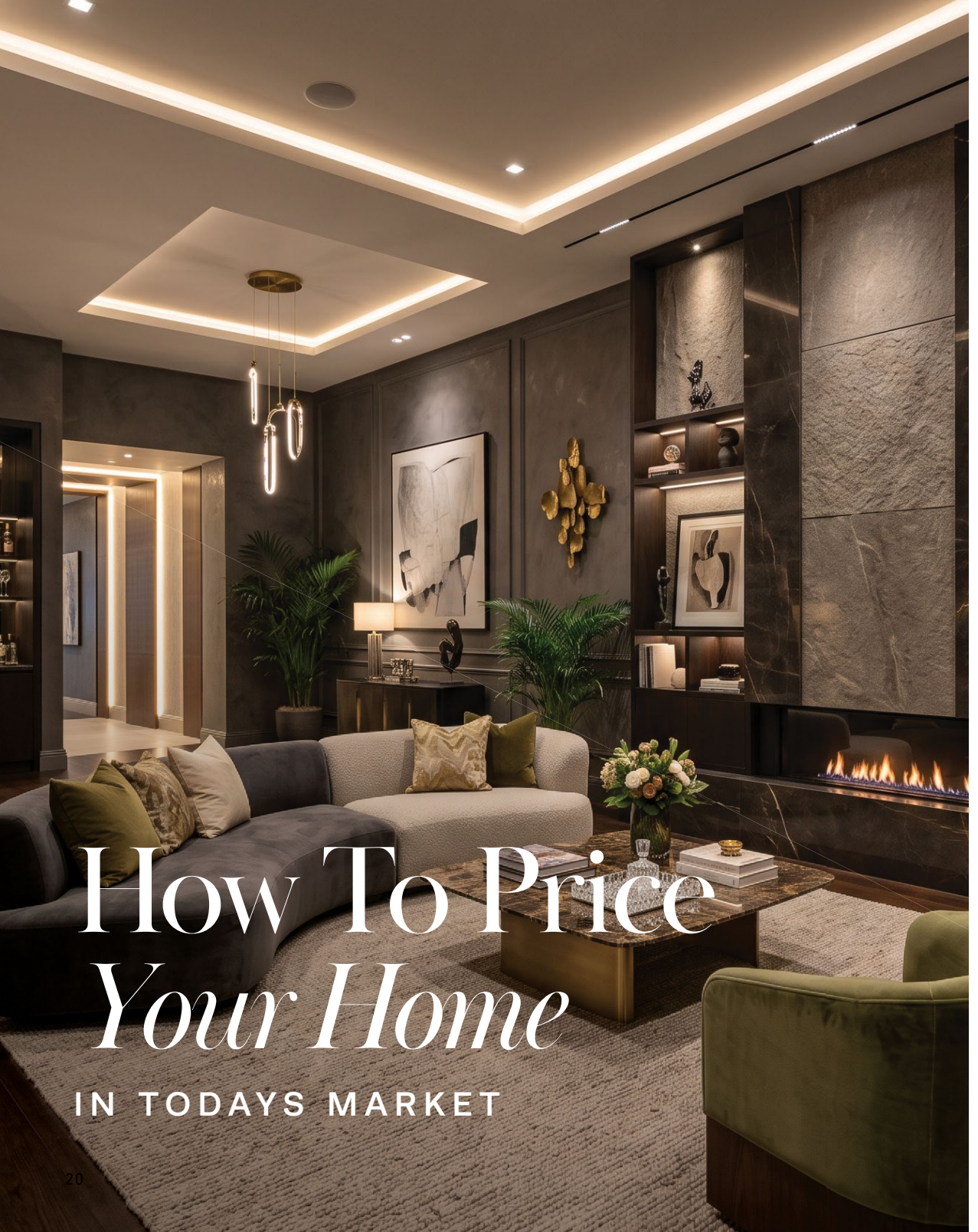
Fall is a season of gatherings, making the dining area an important space to highlight. Set the table with simple dishware, cloth napkins and a centerpiece of seasonal greenery or candles. Help buyers imagine hosting a cozy dinner or holiday celebration in the space.

Highlight *Cold-Weather Features*

Fall buyers are thinking ahead. Be sure to highlight features that improve comfort and efficiency during colder months, such as updated insulation, newer windows, a recent furnace or energy-efficient appliances.

Help Buyers *Fall in Love*

You don't need to spend a fortune or completely redecorate to make your home shine this fall. With a few thoughtful touches and the help of a local expert, you can create a warm, welcoming atmosphere that helps your listing stand out. Use these simple staging tips to showcase your home's best features and make buyers FALL in love.



How To Price *Your Home*

IN TODAYS MARKET

Accurately pricing your home is crucial when putting it on the market. Set the price too high, and it may sit on the market for an extended period, causing you to miss out on potential buyers. Set it too low, and you may lose out on money that your home is worth. Properly pricing your home is a balance between setting a price that accurately reflects its value while also taking into account current market trends and buyer demand. We will explore the various factors that go into determining the right price for your home and provide tips on how to properly price it to sell.

Consult with your local *real estate expert*

This is an excellent way to determine the best price for your home in today's real estate market. Real estate agents have access to a wealth of information and resources that can help you determine the fair market value of your home based on factors such as location, size, and condition for your area!

Understand the *local market*

The real estate market can vary significantly from one neighborhood to another. Make sure you understand the local market dynamics and how they might impact the price of your home.

Research comparable *properties*

Look at the prices of homes that are similar to yours in your local area. This will give you an idea of the market trends and what buyers are willing to pay.

Consider recent *sales*

Look at what homes have recently sold for in your area to get an idea of current market conditions.

Be realistic

It's important to be realistic about your home's value. Setting an unrealistic price can deter potential buyers and could result in your home staying on the market longer.

Ultimately, working with a local real estate expert is the best way to get an accurate and realistic estimate of your home's value and set a competitive price in today's real estate market.

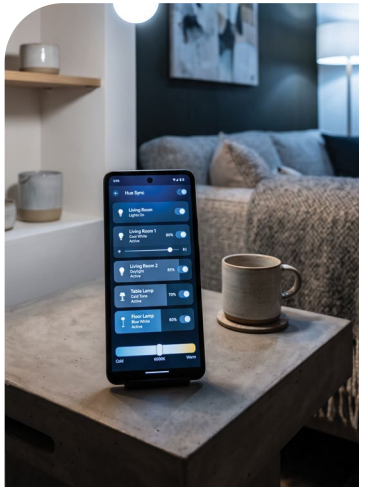
If you want to earn the most for your home call your Neighborhood Real Estate Expert today to learn more!



Smart Home Features

Buyers Actually Want





Smart home technology has moved past the novelty phase. Today's buyers aren't chasing gadgets for the sake of it, they want features that make daily life easier, safer, and more efficient. Here's what's actually topping shopping lists.

Smart Lighting

Smart lighting remains one of the most popular entry points into home automation, and for good reason. It's affordable, easy to install, and delivers instant results. Buyers love being able to dim, schedule, and color-tune their lights from a phone or voice command.

Whether setting a warm glow for movie night or automating porch lights, smart lighting is a great addition to any home.

Cloud-Based Home Security

Security is a top priority for smart home shoppers, and cloud-connected devices (think video doorbells, indoor cameras, and motion sensors) give homeowners peace of mind no matter where they are. The ability to check live footage, receive instant alerts, and store recordings securely off-site has made these devices a near-standard feature in modern homes, not just a luxury add-on.



Smart Locks with Remote Access

Smart locks are quickly becoming a must-have rather than a nice-to-have. Buyers want the ability to lock or unlock doors remotely, grant temporary access to guests or service providers, and receive notifications when someone enters or exits. For families juggling kids, pets, and deliveries, this level of control simplifies everyday logistics while adding a real layer of security.

Smart Speakers

Voice-controlled smart speakers act as the command center for many connected homes. They let users manage lighting, thermostats, locks, and more with a simple voice prompt, and they've become the glue that ties other smart devices together into one cohesive system.

Other Features Gaining Traction

Beyond the essentials, buyers are increasingly interested in:

- **Smart thermostats that learn routines and cut energy costs**
- **Leak and smoke detectors that send real-time alerts**
- **Smart plugs for turning ordinary appliances "smart" on a budget**

The common thread across these features is convenience paired with control. Buyers aren't drawn to complexity, they want systems that quietly work in the background, keep their homes secure, and give them peace of mind whether they're upstairs or across the country.

Sweater Weather Style Guide:

Transitioning Your Wardrobe for Fall

The best fall wardrobes don't appear overnight; they evolve. Rather than boxing up every sundress the moment the air cools, ease into the season gradually, letting your closet catch up with the weather instead of racing ahead of it.



Start with an audit, not an overhaul

Sort your clothes into three groups: pieces that carry easily into fall (jeans, button-downs, light cardigans, flats), summery pieces that can be layered for cooler days, and true summer-only items to store away. This is also the moment to pull your sweaters, coats, and boots out of storage, not to wear yet, but to inspect. Check for pilling, loose buttons, and scuffs, and get anything that needs cleaning or tailoring sorted early. Once you know what you have, make a focused shopping list split into what you genuinely need, what needs replacing, and what's simply a nice-to-have.



Blend the seasons early on

Keep wearing your summer staples, but pair them with fall touches: a lightweight jacket over a slip skirt, a cardigan over a sundress. Start swapping bright summer hues for deeper, autumnal tones: navy instead of icy blue, burgundy instead of red, olive instead of bright green. If full color changes feel premature, start small with accessories like a brown belt or cognac loafers.

Layer in texture and structure as the weather turns

Bring in lightweight knits, trench or denim jackets, and leather accents. Trade sandals for loafers, mules, or ballet flats to instantly ground an outfit in fall.



Lean in further as the season deepens

October is when rich colors and textures take center stage, and any leftover summer pieces can finally be packed away. Let fall take full ownership once the chill settles in Sweaters, boots, trousers, and heavier fabrics become your everyday go-tos, though it's smart to keep a few transitional pieces on hand for unseasonably warm days.

There's no need to rush your wardrobe ahead of the calendar. You don't have to retire white jeans the instant summer ends, and you certainly don't need an entirely new closet every season. A gradual, intentional shift feels far more natural and far more stylish than an abrupt one.









Think Your Home Isn't Photo Ready?

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SERVICES INCLUDE:

Fresh paint, new or refinished flooring, new light fixtures, staging, landscaping, decluttering, deep cleaning and so much more!



Client
Testimonials

♥♥♥♥♥

We worked with multiple Realtors, but we did not get the results we were seeking. We needed the best. So, after much trial and error, we hired the best. Andrea Scott. Our house is now sold. She got us an offer at 100% of our asking price. I trusted Andrea's advice completely from the beginning and she was right 10 out of 10 times. We recommend her unconditionally.

- Becca S, Alamo

♥♥♥♥♥

Andrea Scott has truly earned the title of #1 Realtor in Alamo. In a challenging market, she was able to leverage her vast marketing network with a data-driven approach to finding the right buyers for our home, resulting in multiple, high quality offers. She provided a comprehensive approach to the sale of our home, bringing staging, photography, a social media plan and overall real estate acumen to a successful sale. We were highly impressed by her hands-on approach and fast response time to our questions. We would highly recommend her if you are selling or buying a home.

- Valerie M, Alamo

♥♥♥♥♥

I cannot say enough about how phenomenal my experience was working with Andrea. I have an aunt and cousin who are both Realtors in the area and I still recommend Andrea over them because she is just that good. If are thinking about listing your home with Andrea, I guarantee you will not regret choosing her.

- David S, Alamo

♥♥♥♥♥

Poised, confident, intelligent, humble. These are some of the reasons Andrea is the #1 Alamo Realtor. Her strategic agility, business acumen, and collaborative ability to bring people together and deliver results is exceptional. She is excellent!

- Charles C, Alamo

About The Agency

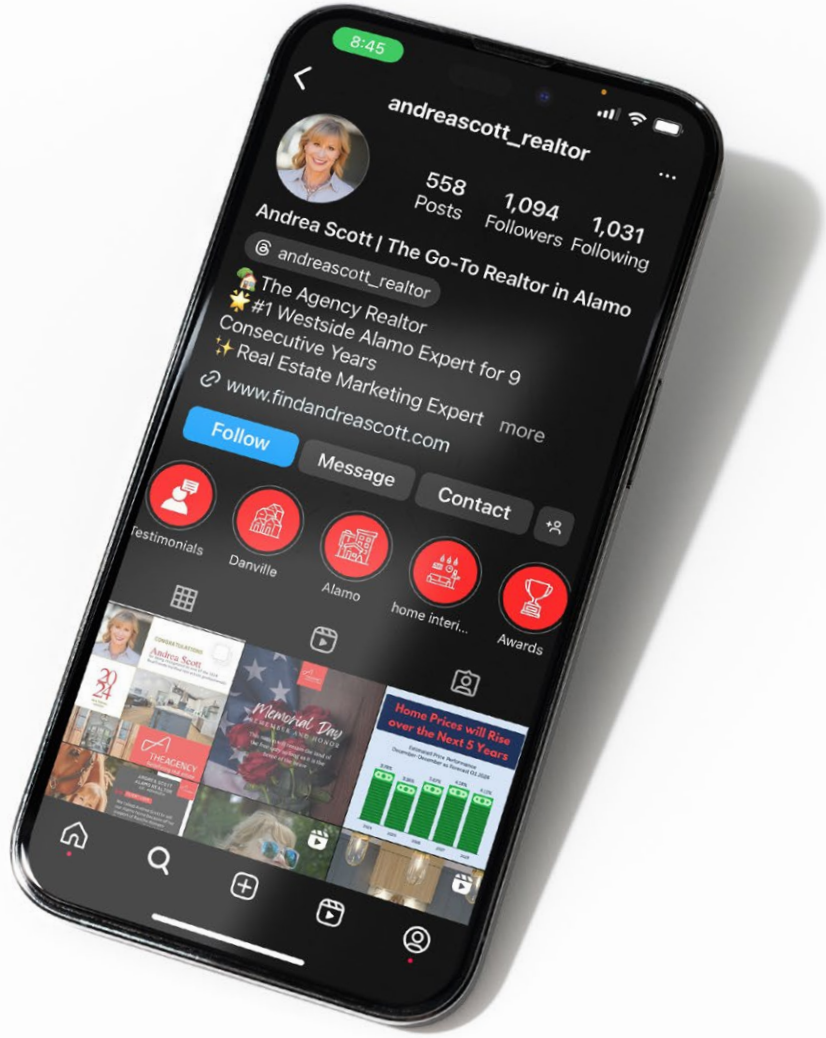
The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide in a broad spectrum of classes, including residential, new development, resort real estate, residential leasing and luxury vacation rentals.

Since its inception in 2011, The Agency has redefined the business of real estate, modernizing and advancing the industry by fostering a culture of partnership in which all clients and listings are represented in a collaborative environment by all of its agents. Shunning the traditional model of how real estate is practiced, our agents share their knowledge, spheres of influence, contacts and expertise, ensuring our clients better representation and a true competitive edge.

This approach has proven highly successful. Four years after its inception, The Agency was L.A.'s most outstanding real estate brokerage, with 13 of our agents ranked among the top 250 realtors in the United States, as measured by total sales volume by the Wall Street Journal and REAL Trends, Inc. To date, The Agency has closed more than $9 billion worth of real estate transactions and established itself as a preeminent player in the luxury real estate market, representing many of the country's most visible and high-end properties.

Stay Connected

Follow Andrea on Facebook or Instagram



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THE NEIGHBORHOOD CONNECTION MAGAZINE
Andrea Scott

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Buying and Selling a Home is one of the most important decisions you make. Let me guide you through the process. Call us to set up an appointment to meet in person or via Zoom.

- 5 Star Award Winner
- Forbes Magazine Real Estate Market Leader
- RealTrends America's Best Real Estate Agents
- Top 1% of Realtors in the US
- Rancho Romero Sponsor, $60,000 and counting
- #1 Individual Agent, Westside Alamo 2013 to Present

Cumulative, per MLS

THE AGENCY

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