
LOCAL
Lifestyle
NOVEMBER 2026
ANDREA SCOTT, REALTOR | 925.788.9374



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Dear Friends and Neighbors,

November has a wonderful way of bringing our attention back to what matters most. As the holidays approach, we spend more time at home, gather with family and friends, and reflect on the people and places for which we are most grateful.

Here in Alamo, warm fall days give way to cooler evenings, the hills begin to change, and our neighborhoods take on that unmistakable feeling that the holidays are just around the corner.

It's also a reminder that "home" means so much more than four walls. It's where traditions are created, milestones are celebrated, and everyday moments become treasured memories.

As Thanksgiving approaches, I'm especially grateful for your friendship, trust, and the referrals you have shared with me over the years. It is a privilege to live and work in this wonderful community.

Wishing you and your family a warm and wonderful Thanksgiving.

Warmly,

Andrea Scott

Andrea@Alamo.RealEstate

Cutest Pet Contest

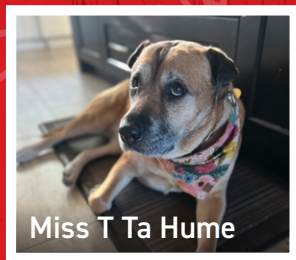


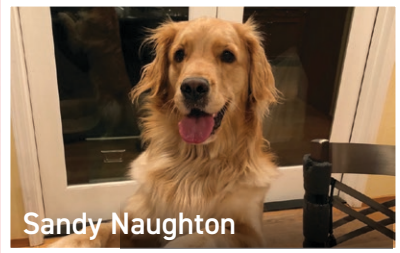
Callie Carpentier and Apollo Hume

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.


Jack & Sissy O'Flaherty


Miss T Ta Hume

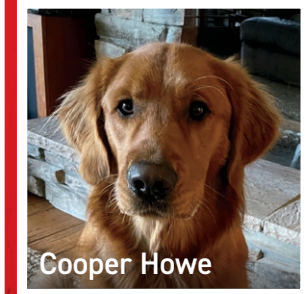

Sandy Naughton


Mr. Beals Corstorphine

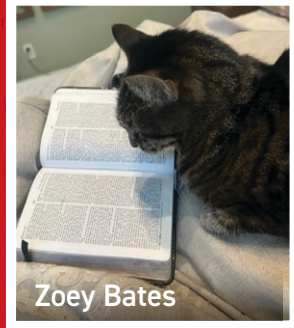

Piper Shackelford


Luna Rose Cymerys


Dima and Miranda Johnson


Cooper Howe


Benji, Basil, and Bella Batesole


Zoey Bates

Slow Cooker

BOLOGNESE

INGREDIENTS

- 3 slices thick-cut bacon, chopped
- 2 medium yellow, onions chopped
- 6 cloves garlic, minced or grated
- 1 pound lean ground beef or chicken
- 3/4 pound ground spicy Italian chicken sausage
- 2 tablespoons dried oregano
- 2 tablespoons dried basil
- kosher salt and black pepper
- 4 carrots, finely chopped
- 4 celery stalks, finely chopped
- 2 (28 ounce) cans crushed tomatoes
- 1 (6 ounce) can tomato paste
- 1 1/4 cups dry red wine
- 2 sprigs fresh thyme
- 1 pound penne pasta

BREADCRUMBS

- 2 tablespoons extra virgin olive oil
- 2 cups torn sourdough bread
- 2 tablespoons fresh oregano leaves
- 1/2 cup grated parmesan cheese
- 1/2 teaspoon crushed red pepper flakes

INSTRUCTIONS SLOW COOKER

1. Cook the bacon in a large skillet over medium heat until slightly crisp, about 4–5 minutes. Add the onion, garlic, beef, sausage, oregano, basil, and season with salt and pepper. Brown all over breaking up the meat as you go, about 8–10 minutes. Remove the skillet from the heat.

2. Transfer the meat to the bowl of your slow cooker. Add the carrots, celery, tomatoes, tomato paste, red wine, and thyme. Season with salt and pepper. Stir to combine. Cover and cook on low for 6–8 hours or on high for 4–6 hours.

3. Remove the thyme. If the sauce isn't thick yet, turn the heat up to high and cook, uncovered for 20–30 minutes. If the sauce needs additional liquid, add 1–2 cups water or beef broth.

4. To make the breadcrumbs. Preheat oven to 425° F. On a baking sheet, toss the bread, with olive oil, oregano, and a pinch of salt. Bake 10 minutes, until toasted. Crumble the bread into fine crumbs using your fingers or pulse in a food processor. Toss with parmesan and red pepper flakes.

5. Bring a large pot of salted water to a boil and boil the pasta until al dente – see package. Reserve 1 cup of pasta cooking water. Drain. Use the pasta water to thin the Bolognese sauce, if needed.

6. To serve, divide the pasta among bowls and ladle the bolognese over top. Serve topped with breadcrumbs, parmesan, and fresh herbs.



PUMPKIN NOG



INGREDIENTS

- 4 Egg Yolks
- ⅔ Cup Granulated Sugar
- Pinch of Salt
- 1 Tsp Pumpkin Pie Spice
- ⅔ Cup Pumpkin Purée
- 1¼ Cups Whole Milk
- ⅔ Cup Heavy Cream
- ¾ Cup Whiskey (or Rum)
- ¾ Cup Brandy (or Rum)
- Whipped Cream, for Garnish
- Cinnamon, for Dusting

INSTRUCTIONS

1. In a large bowl, combine the egg yolks and sugar and whisk together for about a minute.
2. Stir in the salt, pumpkin pie spice, and pumpkin puree, whisking until smooth.
3. Pour in the milk and heavy cream and whisk to blend.
4. Add the whiskey and brandy (or rum, if you prefer) and give it one last whisk.
5. Cover and refrigerate until well chilled.
6. Just before serving, whisk the nog again, then pour into glasses. If you like, top each serving with a dollop of whipped cream and a sprinkle of cinnamon.

SALTED BROWN BUTTER

Pumpkin Oatmeal Cream Pies



INGREDIENTS

for the cookies

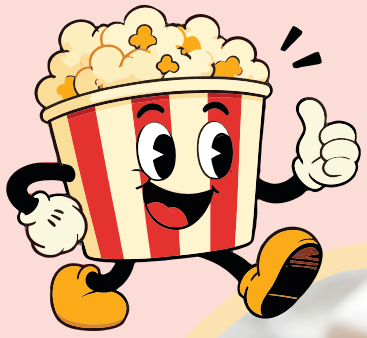
- ½ cup salted butter
- ½ cup pumpkin puree
- 1 cup dark brown sugar
- 1 large egg
- 1 tsp vanilla extract
- 1 cup plus 2 tbsp all-purpose flour
- ¾ cup old-fashioned rolled oats
- 1 ½ tsp cinnamon
- ½ tsp nutmeg
- ½ tsp ground ginger
- ½ tsp allspice
- ½ tsp baking soda
- ¼ tsp kosher salt

for the filling

- 4 tbsp salted butter
- 4 ounces softened cream cheese
- 1½ cups powdered sugar
- ½ tsp vanilla extract
- Pinch of kosher salt

INSTRUCTIONS

1. Begin by browning the ½ cup of butter in a saucepan over medium heat, whisking continuously until it becomes amber-colored and fragrant. Transfer it to a mixing bowl and let it cool for 5–10 minutes.
2. While the butter cools, squeeze the excess moisture from the pumpkin puree. Add the pumpkin and brown sugar to the butter and mix until combined. Beat in the egg and vanilla.
3. In a separate bowl, whisk together the flour, oats, cinnamon, nutmeg, ginger, allspice, baking soda and salt. Gradually mix the dry ingredients into the wet mixture until just combined. Cover and refrigerate the dough for 30 minutes.
4. Heat the oven to 350˚F and line a baking sheet with parchment. Form the dough into balls using about 1 ½ tbsps per cookie, space them about 2 inches apart and flatten them to roughly ½-inch thick. Bake for 10–12 minutes, then cool completely.
5. For the filling, brown the remaining butter in a saucepan and refrigerate it for 30–45 minutes, until softened but no longer liquid. Whip the butter until fluffy, then add the cream cheese. Beat in the powdered sugar, vanilla and salt until smooth and light.
6. Spread filling onto one cooled cookie, leaving a small border, and top with another cookie. Repeat to create the sandwiches.
7. Let the finished cream pies rest at room temperature for about an hour for the best filling texture. Store them in an airtight container in the refrigerator for up to five days.

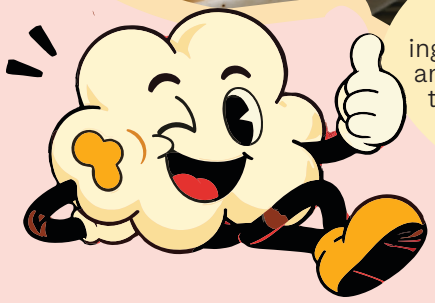


Kid-Friendly Marshmallow Popcorn Treats

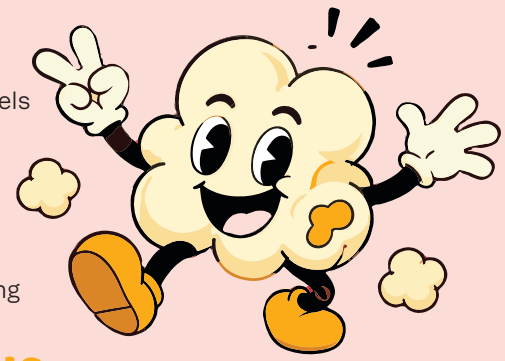


Introduction

Looking for a fun treat that kids can help make? These marshmallow popcorn balls are sweet, crunchy, and easy to shape into a tasty snack. With a few simple ingredients and a little help from an adult, kids can enjoy making these treats for parties, movie nights, or special occasions.



INGREDIENTS



- 12 cups plain popped popcorn, from about ½ cup unpopped kernels
- ½ cup light corn syrup
- ¼ cup butter
- 2 cups powdered sugar
- 2 cups mini marshmallows
- 2 cups candy pieces, optional
- Nonstick cooking spray, for shaping

INSTRUCTIONS

1.Prepare the popcorn: Place the popped popcorn in an extra-large bowl. Carefully remove any unpopped kernels and set the bowl aside.

2.Make the marshmallow coating: An adult should combine the corn syrup, butter, powdered sugar, and mini marshmallows in a large saucepan. Cook over medium heat, stirring often, until the marshmallows melt and the mixture is smooth and just beginning to bubble.

3.Coat the popcorn: Carefully pour the hot marshmallow mixture over the popcorn. Stir gently with a wooden spoon or sturdy spatula until the popcorn is evenly coated.

4.Add the candy: If using candy pieces, gently fold them into the warm popcorn mixture. Chocolate candy may soften or make colorful streaks.

5.Cool briefly: Let the mixture cool until it is safe to handle. The marshmallow mixture will be very hot, so an adult should handle the cooking, pouring, and initial stirring.

6.Shape the popcorn balls: Spray your hands with nonstick cooking spray. Scoop out about 1 cup of the mixture and gently press it into a 3- to 4-inch ball.

7.Let them set: Place each ball on wax paper or parchment paper. Allow them to cool completely. If they loosen while cooling, gently press them back into shape.

8.Wrap and store: Once completely cool, wrap each popcorn ball tightly in plastic wrap. Store at room temperature for up to seven days.

These marshmallow popcorn balls are a fun way for kids and adults to create a treat together.

Add your favorite candy pieces for extra color and flavor, then enjoy your homemade snacks once they have completely cooled!



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.



Autumn Advantage

Why Your Home Could Sell Faster This Fall

Fall may not be the traditional peak season for selling a home, but that doesn't mean sellers should wait until spring. In fact, autumn can offer a valuable opportunity to reach motivated buyers, especially when a home is priced competitively and presented effectively.

Inventory reached 1.41 million homes in July 2026, up 1.5% from last year and marking the 32nd consecutive month of annual inventory growth.

With buyers having more homes to choose from, sellers need to make their properties stand out.

That's where fall can provide an advantage. While spring typically brings the greatest buyer competition, fall attracts buyers who may have a specific reason to move, such as a job relocation or a need to settle into a new home before winter. These buyers can be motivated, although they may also be more price-sensitive.



Pricing is therefore more important than ever. 27.1% of listings took a price cut in July, while homes that went under contract did so in a median of 25 days. The typical active listing, however, had already been on the market for 60 days. The difference illustrates how proper pricing and strong presentation can help a home attract attention in a competitive market.

Mortgage rates are another factor for fall sellers to watch. Rates have been volatile in 2026, and even relatively small changes can affect what buyers can afford each month. Sellers may need to remain flexible, whether through pricing, concessions or other strategies that help keep the home's monthly cost within a buyer's budget.

Of course, there is no universal "best" time to sell. Historically, homes listed during the last two weeks of May earned about 1.7% more nationally, but the ideal timing varies significantly by local market. Local inventory, employment trends, mortgage rates and buyer demand can all influence when a home is most likely to attract buyers.

For homeowners considering a move this fall, preparation can make the season work in their favor. A competitive price based on recent comparable sales, professional-quality photography, compelling listing information and convenient showings can help a property rise above the competition.

Fall may not be the busiest selling season, but for the right home, with the right price and the right marketing strategy, it can still be the right time to make a move.



BUYERS ARE

Still Buying!

Home prices across the country keep climbing, even as fewer homes change hands and more listings hit the market.

According to new data from Homes.com, the national median sale price in August was up 2.1% from a year earlier and more than 36% higher than August 2020. Over the same period, sales dropped 4.3% while the number of homes for sale grew 5.4%.

What explains rising prices in a slower market? Buyers haven't disappeared. They've become choosier. "Homes that are priced appropriately and offer strong value continue to attract interest," said Brad Case, chief residential economist for Homes.com.

Case notes that many households postponed moving when mortgage rates jumped in 2022 and 2023, and a lot of those buyers are now done waiting.

The takeaway for sellers: price it right and present it well. The takeaway for buyers: more choices are out there. Call me today for guidance!

THE POST-TRIP HOME CHECK

A SMALL HABIT THAT PREVENTS BIG BILLS

The suitcases are still in the car, and all you want is your own bed. But the first hour after you return is one of the most financially important of your trip. Problems that go unnoticed while you're away, or that hitchhike home with you, can turn into thousands of dollars in repairs, treatments, or denied insurance claims. A quick walkthrough can catch them early.

KEEP THE LUGGAGE OUT OF THE BEDROOM

Bed bugs and other pests travel in suitcases. Unpack in a garage, laundry room, or bathroom with hard flooring instead. An infestation in your mattress and furniture can cost thousands to eliminate, so keeping it out of your sleeping space is cheap insurance.

WASH EVERYTHING

Run every piece of clothing you packed through the wash, even items you didn't wear. Use the hottest water the fabric allows, then dry on high heat, which kills hidden pests and their eggs.

WATCH THE FOOTAGE

If you have security cameras, review the recordings from while you were gone. You may spot a break-in attempt, a package thief, or an unexpected visitor.

TRUST YOUR NOSE

Walk through each room and pay attention to unusual odors. A musty smell can signal mold, a rotten-egg scent may mean a gas leak, and a burning or fishy odor can point to electrical trouble. Spoiled food after a power outage is another common culprit. Odd smells are often the first warning sign, so don't ignore them.



HUNT FOR HIDDEN WATER DAMAGE

Slow leaks do the most expensive damage because they go unseen. Check ceilings and walls for stains or bubbling paint, look under sinks, and inspect around the water heater, washing machine, and toilets. Also check for warped flooring or damp cabinets. Finding a leak early can mean a simple repair rather than a full remodel.

TEST THE SUMP PUMP

If you have a basement or crawlspace, make sure the sump pump works. Pour a bucket of water into the pit and confirm the pump kicks on and drains properly. A failed pump during a storm can flood your home, and many standard policies exclude that kind of loss.

Most of these checks take less than an hour. Doing them promptly also protects your insurance coverage, since insurers may push back on claims where damage was left to worsen. Make the home check part of every homecoming, and your vacation memories won't come with a surprise repair bill.



GIVING TUESDAY

Is a global day of generosity, observed annually on the first Tuesday after Thanksgiving. In 2026, it falls on December 1. Launched in 2012 as a day to encourage people to do good, it has grown into a worldwide movement inspiring millions to give, collaborate, and celebrate generosity.

The mission of GivingTuesday is to harness collective goodwill to strengthen communities and create positive change. It's an opportunity to express gratitude, support those in need, and share resources through acts of kindness. Whether helping a neighbor, supporting a cause, sharing skills, or donating to charity, every contribution makes an impact.

Participation is free and open to everyone, with no set rules. Simply find a way to give back, support your community, or show kindness on December 1, or throughout the year.

To find local GivingTuesday initiatives, visit **givingtuesday.org/united-states/#USmap**

Follow the conversation or share your activities using **#GivingTuesday**









Think Your Home Isn't Photo Ready?

LET ME GET IT INTO SHAPE WITH NO UPFRONT COST!

SERVICES INCLUDE:

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



Client Testimonials

♥♥♥♥♥

Andrea Scott is absolutely the best Realtor in Alamo California. Andrea has a heart of gold and she puts her clients interest above her own! She is very knowledgeable, a savvy negotiator, and an all around go getter! My time spent with Andrea was amazing! Andrea is dedicated to her clients and her relationships with her clients are more important than just a sale! Andrea is my Alamo go to Realtor!

- Gayle W, Alamo

♥♥♥♥♥

Andrea made a complex listing and sale go quite well. She skillfully handled many complicated offers. She took care of numerous details that would have required much time and effort on my part. I would recommend her and use her again for a future sale.

- Tom H, Alamo

♥♥♥♥♥

Andrea did a top notch job of selling our house. Her knowledge of Alamo and her experience with selling houses in the area made her the only choice for me. With Andrea's help the house sold in six days. And her follow up and communication throughout the listing and selling was excellent. I highly recommend her.

– Edward Willy, Alamo

♥♥♥♥♥

Andrea was a pleasure to work with. We were in a situation that called for us to sell a home from across the country. She kept us informed every step along the way and treated the home as if it were her own she was selling. Even despite a difference in time zone, she was available and ready to work whenever we needed her. We were very impressed and would absolutely have her represent us again.

- Kelly R, Alamo

♥♥♥♥♥

Andrea Scott gave us amazing guidance on what to do to sell our home in a changing environment. She gave us a very extensive list on what we would need to sell our home that included great recommendations for staging, touch up work, inspection reports, etc.. All this resulted in getting our home sold at full price at a time when a number of homes in Alamo were being sold at reduced prices. There was not a time that Andrea didn't call or email us back and did so in a timely fashion. It can't get any better than that!!!
Thank you Andrea!

- Carol S, Alamo

About The Agency

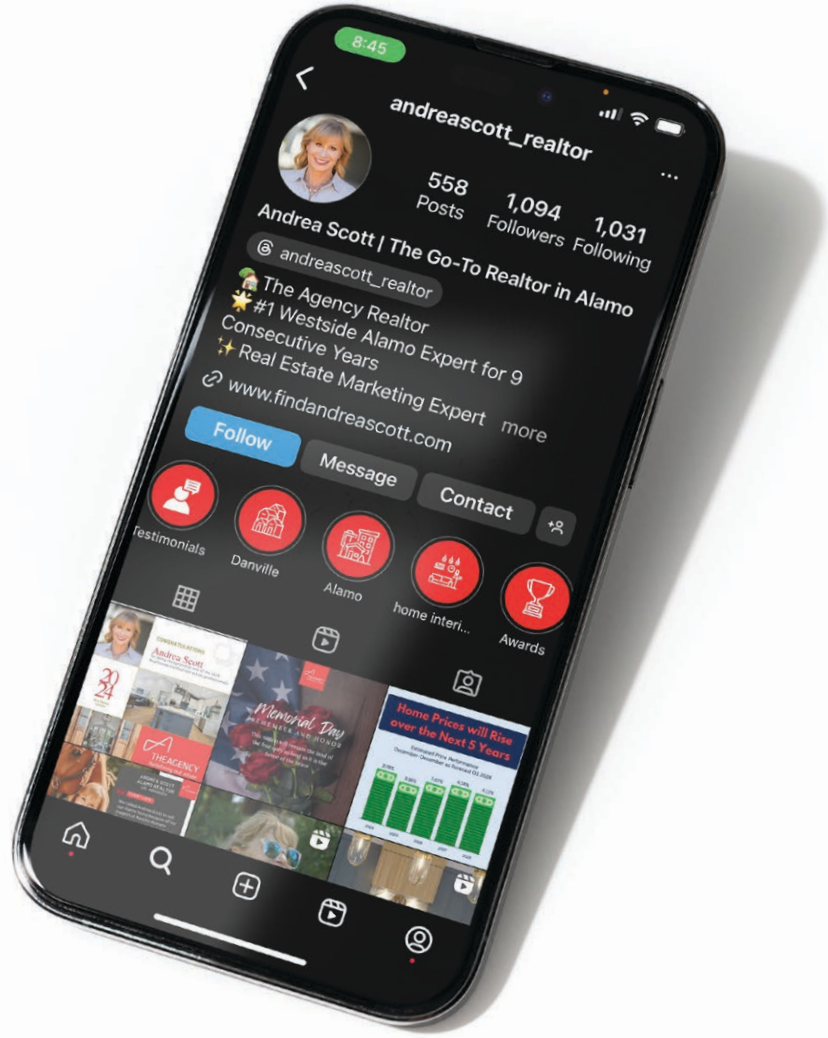
The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide in a broad spectrum of classes, including residential, new development, resort real estate, residential leasing and luxury vacation rentals.

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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HAVE WE MET?



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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