

LOCAL

Lifestyle

AUGUST 2025

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Dear Friends and Neighbors,

August feels like a quiet reset. A month that hums with the anticipation of change—not in the way January shouts it, but in a softer, more personal way.

It's the time of year when the last vacations of Summer end and new routines begin to form. New lunchboxes, freshly sharpened pencils and shoes that aren't scuffed yet. The smell of sunscreen still lingers, but the mornings feel just a bit cooler, hinting that fall is around the bend.

I always loved the rhythm August brings—the way it gently nudges us back into motion. As kids, we would line up our notebooks and promise to write extra neatly this time. We'd pick out the perfect outfit for the first day of school and wonder who might sit next to us.

Even now, I still get that back-to-school feeling—like the world is inviting me to begin again.

If this season of fresh starts has you thinking about a new chapter—a new home, a new neighborhood, a new view—I'd be honored to help you find it.

Here's to clean slates and hopeful hearts.

Warmly,

Andrea Scott

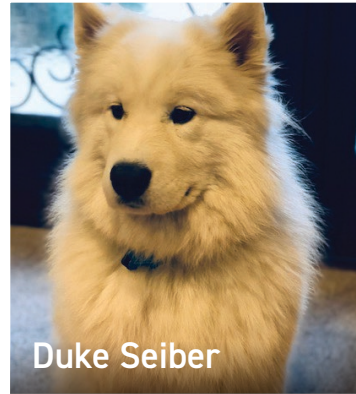
Cutest Pet Contest



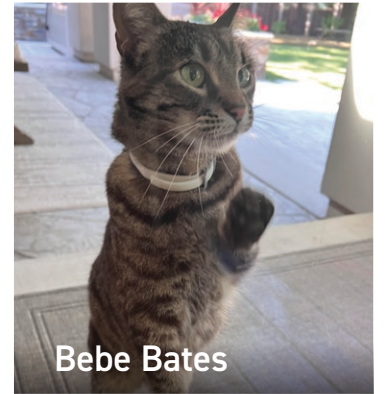
*Mr. Roberts
Bates*

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.



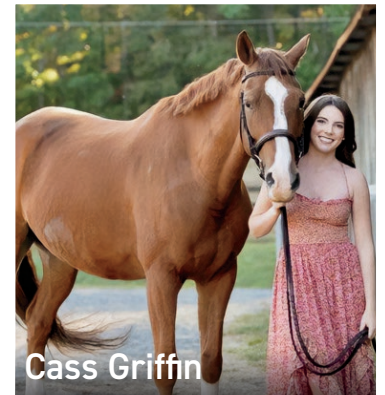
Duke Seiber



Bebe Bates



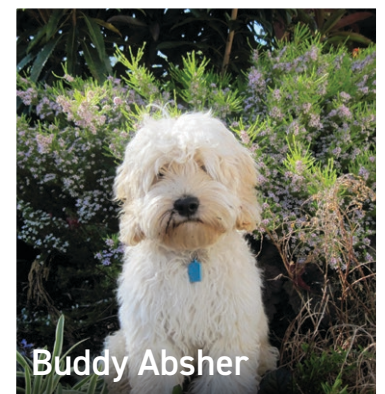
Papi Alvarez



Cass Griffin




Lucy and Scout Bowie



Buddy Absher

CREAMSICLE PUNCH



INGREDIENTS

8 cups fresh
orange juice

2 cups vodka

1 bottle
(750 ml) prosecco
or champagne

1 quart vanilla ice
cream

1 orange, cut
into thin rounds

1 liter ginger ale

DIRECTIONS

1

Begin by pouring the orange juice and vodka into a large punch bowl, then gently stir in the ginger ale and prosecco/champagne.

2

Using an ice cream scoop, add generous dollops of vanilla ice cream throughout the punch, allowing them to create creamy swirls as they slowly melt.

3

Garnish with the orange slices, distributing them evenly across the surface.

4

Serve immediately in chilled glasses, making sure each serving gets a bit of the melting ice cream for that signature creamsicle flavor.

ULTIMATE MONSTER COOKIE BARS



WHAT YOU'LL NEED

- 3½ cups instant oats
- ½ cup sweetened coconut flakes
- 1 teaspoon baking soda
- 1 teaspoon cinnamon
- ¾ teaspoon kosher salt
- ¾ cup natural peanut butter (unsweetened)
- ⅔ cup firmly packed brown sugar
- ½ cup melted unsalted butter (cooled slightly)
- ½ cup white sugar
- 3 large eggs
- 2 teaspoons pure vanilla extract
- 1 cup roasted peanuts
- 1 cup colorful chocolate candies, with extra for decorating

HOW TO MAKE THEM

Step 1: Heat your oven to 350°F and prepare a 9-inch square metal baking pan by lining it with parchment paper, leaving overhang on two sides for easy removal.

Step 2: Mix the dry base ingredients (oats, coconut, baking soda, cinnamon, and salt) in a medium mixing bowl and set aside.

Step 3: In a large bowl, blend the peanut butter with both sugars and the melted butter until smooth and well combined. Beat in the eggs one by one, mixing thoroughly after each addition, then stir in the vanilla.

Step 4: Gently fold the oat mixture into the wet ingredients using a spatula

until just combined. Add the peanuts and chocolate candies, folding until evenly distributed throughout the batter.

Step 5: Transfer the mixture to your prepared pan and press it down evenly. Scatter additional chocolate candies across the surface, pressing them lightly into the top.

Step 6: Bake for approximately 30 minutes, or until the edges turn golden brown. Check for doneness at 28 minutes. Allow to cool completely in the pan before lifting out using the parchment overhang. Cut into bars with a sharp knife and store in a sealed container for up to several days.

Easy Homemade Thai Drunken Noodles

(Pad Kee Mao)



Spicy, saucy, and packed with bold flavor—your favorite takeout dish made simple at home!



Craving takeout but want something fresher and just as flavorful? These Thai Drunken Noodles are a quick, one-skillet dinner loaded with rice noodles, colorful veggies, savory sauce, and your choice of protein. Despite the name, there's no alcohol—just a deliciously spicy, garlicky kick that keeps you coming back for more. This recipe is perfect for busy weeknights. It's ready in under 30 minutes, highly customizable, and better than takeout!

Ingredients



FOR THE NOODLES:

- 8 oz wide rice noodles
- 2 tbsp sesame oil (or any neutral oil)
- 4 cloves garlic, minced
- 1 inch fresh ginger, grated
- 1–2 red chili peppers (like Thai bird or fresno), sliced
- 1 bell pepper, sliced
- 1 cup broccoli florets (or other veggies)
- 1/2 cup Thai basil (or regular basil)
- 2 green onions, chopped

- Optional: 2 eggs, scrambled
- Optional: 1 lb protein (chicken, shrimp, tofu), cooked

FOR THE SAUCE:

- 1/4 cup low-sodium soy sauce
- 2 tbsp oyster sauce (or hoisin for vegetarian)
- 1 tbsp fish sauce (or extra soy sauce)
- 1 tbsp honey or brown sugar
- Juice of 1 lime



Instructions

1. Cook the noodles according to the package instructions. Drain and set aside.
2. Make the sauce by whisking together soy sauce, oyster sauce, fish sauce, honey, and lime juice in a small bowl. Set aside.
3. In a large skillet or wok, heat oil over medium-high heat. Add garlic, ginger, and chili. Stir-fry for 30 seconds until fragrant.
4. Toss in bell pepper and broccoli. Sauté for 2–3 minutes until just tender. If using, add your cooked protein and stir to combine.
5. Push everything to the side. If using, crack in the eggs and scramble until just set. Mix everything back together.
6. Add the cooked noodles and pour in the sauce. Toss well to coat the noodles and vegetables evenly.
7. Stir in green onions and basil. Cook for 1–2 minutes until basil is wilted and everything is hot.

Tips & Variations



- Swap in any veggies you have on hand — carrots, snap peas, or zucchini work well.
- Thai basil has a unique flavor, but regular basil is a fine substitute.
- Adjust chili to your spice level — use less for milder heat.

LIGHT, ZESTY, SWEET, AND SUPER SIMPLE TO MAKE—PERFECT FOR POTLUCKS, BIRTHDAYS, OR A WEEKEND TREAT. MADE WITH BASIC PANTRY INGREDIENTS AND BURSTING WITH FRESH BLUEBERRIES, IT'S STOPPED WITH A TANGY CREAM CHEESE FROSTING THAT TIES EVERYTHING TOGETHER BEAUTIFULLY.

Lemon Blueberry Sheet Cake

A BRIGHT AND EASY DESSERT

FOR THE CAKE

- 2 cups all-purpose flour
- 2 tsp baking powder
- ½ tsp baking soda
- ½ tsp salt
- ½ cup unsalted butter, softened
- 1¼ cups granulated sugar
- 2 large eggs
- 1 tsp vanilla extract
- Zest of 1 lemon
- ¾ cup buttermilk
- ¼ cup fresh lemon juice
- 2 cups fresh blueberries (tossed with 1 tbsp flour)

FOR THE FROSTING

- 8 oz cream cheese, softened
- ½ cup unsalted butter, softened
- 2½ cups powdered sugar
- 1 tbsp lemon juice
- Zest of 1 lemon
- Pinch of salt

1. Prep the oven and pan

Preheat your oven to 350°F. Grease and flour a 9x13-inch baking pan or line it with parchment paper.

2. Mix the dry ingredients

In a medium bowl, whisk together the flour, baking powder, baking soda, and salt. Set aside.

3. Cream the butter and sugar

In a large bowl, beat the softened butter and sugar until light and fluffy. Add eggs one at a time, mixing well after each. Stir in the vanilla and lemon zest.

4. Combine wet and dry

Alternate adding the dry ingredients and buttermilk to the butter mixture. Begin and end with the dry ingredients. Stir in the lemon juice until just combined.

5. Add blueberries

Toss the blueberries with 1 tablespoon of flour to prevent them from sinking. Gently fold them into the batter.

6. Bake the cake

Pour batter into the prepared pan and spread evenly. Bake for 35–40 minutes or until a toothpick inserted in the center comes out clean. Let cool completely.

7. Make the frosting

Beat cream cheese and butter until smooth. Add powdered sugar gradually, then mix in lemon juice, zest, and salt until creamy and fluffy.

8. Frost and serve

Spread frosting evenly over the cooled cake. Slice and enjoy!

Pro Tip

For extra flair, garnish with fresh blueberries or a sprinkle of lemon zest on top. This cake stores well in the fridge and tastes even better the next day!





ALAMO MARKET REPORT

LAST MONTH V THIS MONTH

MAY 2025	JUNE 2025
HOMES SOLD 18	HOMES SOLD 13 ↓
DAYS ON MARKET 16	DAYS ON MARKET 31 ↑
AVERAGE LIST PRICE \$2,818,944	AVERAGE LIST PRICE \$2,698,676 ↓
AVERAGE SOLD PRICE \$2,874,083	AVERAGE SOLD PRICE \$2,684,461 ↓
LIST: SOLD RATIO 102%	LIST: SOLD RATIO 100% ↓
\$/SF \$877	\$/SF \$825 ↓

The number of homes sold dipped from 18 to 13 and days on market increased—this kind of movement is typical in a small market like Alamo, where just a few sales shift averages significantly. We often see this kind of short-term fluctuation as buyers and sellers respond to changing summer rhythms. Quality homes continue to attract real interest when priced and presented properly.



ALAMO MARKET REPORT

LAST YEAR V THIS YEAR

JUNE 2024	JUNE 2025
HOMES SOLD 18	HOMES SOLD 13 ↓
DAYS ON MARKET 22	DAYS ON MARKET 31 ↑
AVERAGE LIST PRICE \$3,018,749	AVERAGE LIST PRICE \$2,698,676 ↓
AVERAGE SOLD PRICE \$2,986,666	AVERAGE SOLD PRICE \$2,684,461 ↓
LIST: SOLD RATIO 99%	LIST: SOLD RATIO 100% ↑
\$/SF \$883	\$/SF \$825 ↓

The number of sold homes decreased by almost 30% while the average \$/sf rose, showing steady demand for well-presented homes. Although the average price dropped, that's heavily influenced by the mix of homes sold rather than a reflection of value erosion. In a boutique market like Alamo, small samples can make the data bounce—but the fundamentals remain solid.

Why Now Is Still The Perfect Time to **SELL** Your Home



Life doesn't pause for headlines. If you've been considering selling your home, your personal reasons for moving - whether it's a job change, growing family, downsizing, or pursuing new opportunities - remain just as valid regardless of current news cycles or market speculation.

Market Resilience Through Uncertainty

The U.S. housing market has demonstrated remarkable resilience, weathering decades of economic shifts, political changes, and global uncertainties while continuing to serve families' fundamental housing needs. History shows us that real estate markets are driven primarily by local supply and demand dynamics rather than short-term external pressures. Serious buyers are still actively searching for homes because their life circumstances haven't changed - they still need places to live, raise families, and build their futures.

Strategic Advantages for Today's Sellers

In the current environment, you might actually find less competition from other sellers who are hesitating due to uncertainty, potentially giving your property more spotlight and attention from motivated buyers who are ready to move forward. This reduced seller competition can work in your favor, allowing your home to stand out in a market where quality properties are still in high demand.

Even though the housing inventory shortage that defined recent years is gradually improving, demand and prices for well-positioned homes remain strong. Buyers who are actively searching now tend to be more serious and financially qualified, having already worked through

their own decision-making process despite market noise.

Fundamentals Remain Strong

Your local market fundamentals - the factors that truly drive property values - haven't shifted overnight. Neighborhood desirability, school district quality, and community amenities continue to influence buyer decisions just as they always have. These tangible factors matter far more to prospective homeowners than temporary market sentiment. Meanwhile, mortgage lending continues to operate normally, and the fundamental economic factors that make homeownership attractive - building equity, tax benefits, and long-term wealth creation - remain firmly in place.

Trust Your Timeline

If selling aligns with your family's goals and timeline, there's no compelling historical precedent suggesting you should delay those plans based on external events beyond your control. Real estate markets have continued to function through every major global event of the past century - from world wars and economic recessions to pandemics and political upheavals. Throughout each of these periods, families continued to buy and sell homes based on their personal needs.

***Call Your Neighborhood
Expert Today To Discuss
Your Goals And Timeline!***



Entryway Ideas To Elevate Your Home

Your entryway is the first thing guests see when they walk into your home, and it sets the tone for the rest of your space. Whether it's a grand foyer or a modest hallway, there are simple and effective ways to make your entry feel welcoming, stylish, and functional.

Start With A Focal Point

Create an immediate visual impact with a focal piece like a statement mirror, bold artwork, or sculptural lighting. Mirrors not only look elegant but also reflect light, making the space feel larger and brighter. If you choose artwork, opt for something that reflects your personality or the mood you want to convey in your home.



Add Functional Furniture

A console table or a slim bench adds both utility and charm. Use the surface for essentials like keys, mail, or a decorative tray, and tuck baskets or shoes underneath to keep clutter at bay. If space allows, a bench offers a convenient spot to sit while putting on or removing shoes.

Use Storage Creatively

Entryways often double as drop zones, so smart storage is key. Incorporate hooks, baskets, trays, or cubbies to keep everything from coats to dog leashes organized. Closed storage, like a small cabinet or chest, helps conceal items for a tidy look.

Layer Lighting

Lighting sets the mood and enhances the functionality of your entry. A chandelier or pendant light can make a stylish statement, while table lamps or sconces offer a warm, inviting glow. Consider adding a dimmer switch to adjust the ambiance throughout the day.

Incorporate a Rug

An area rug helps define the space and adds warmth, texture, and color. Choose a durable material that can stand up to foot traffic and the occasional splash of rain or mud. A patterned rug can also help disguise dirt between cleanings.

Include Personal Touches

Infuse your entry with personality using decorative items like vases, framed photos, or a

small bowl for keepsakes. Seasonal elements—like fresh flowers in spring or greenery during the holidays—can add a welcoming, timely feel.

Make The Most Of Small Spaces

If your entryway is compact, go vertical. Use wall-mounted shelves or slim-profile furniture to maximize every inch. Even a narrow wall can become useful with a few hooks and a mirror.

Keep It Cohesive

Lastly, make sure your entryway complements the rest of your home's aesthetic. Think of it as a preview of what's inside—whether that's modern minimalism, cozy farmhouse, or classic elegance.

A well-thought-out entryway is more than just a pass-through—it's a chance to make a lasting impression. With a few thoughtful choices, you can turn this transitional space into a warm and practical welcome for everyone who walks through the door.



LOOKING TO BUY?



NOW IS A GREAT TIME TO ENTER THE MARKET

MORE HOMES ARE ON THE MARKET

Inventory levels are rising—meaning more homes for buyers to choose from. More listings give you bargaining power and flexibility to find a home that fits your needs.

PRICE CUTS ARE INCREASING

Sellers are adjusting expectations, leading to more price reductions. If you've been waiting for a deal, they're becoming more common as homes sit unsold longer.

LONGER DAYS ON MARKET

Homes are listed longer than in recent years, offering more negotiation wiggle room. Buyers aren't rushed, and sellers are more open to offers below asking.

PRICES MAY MODERATE

Analysts—including Zillow—forecast a small (~1.9%) decline in prices throughout 2025. That suggests the market may be peaking and could become less competitive.

MORTGAGE RATES: HIGH, BUT STABILIZING

Rates remain elevated—around the high-6% range—but appear to be stabilizing. The Mortgage Bankers Association projects 6.7% by late 2025. Locking in now may help you avoid future hikes.

FIRST-TIME BUYERS IN THE DRIVER'S SEAT

Higher rates and a slower pace aren't deterring everyone—especially first-time buyers. With investors stepping back, the market is more accessible and less competitive.

WHAT IT ALL ADDS UP TO

Better Selection—More inventory means a broader range of homes and fewer bidding wars.

Leverage to Negotiate—Sellers facing longer wait times are more open to offers and concessions.

Opportunity for Value—With price cuts and potential declines, you may buy closer to—or below—market value.

Rate Certainty—Rates aren't low, but they're not spiking. Locking in now offers protection.

Less Congestion—Competition is easing, especially from investors. First-time buyers can breathe easier.

TIPS FOR PROSPECTIVE BUYERS

- **Get preapproved early** so you can act on great deals fast.
- **Work with an agent** who understands today's shifting market.
- **Monitor mortgage rates**, but don't wait too long—this environment may be the best all year.
- **Consider total cost**, not just sticker price: include closing costs, repairs, taxes, and potential savings from negotiating.

Today's market isn't the frenzied, ultra-competitive scene of the past. With rising inventory, seller flexibility, and an opening for first-time buyers, conditions are favorable. You might not see prices—or negotiating power—like this again soon.

**READY TO BUY OR SELL?
CONTACT YOUR LOCAL EXPERT TODAY!**



Kindness Rocks

Supplies:

- Rocks.
- Acrylic Paints. 2 Colors that can blend well.
- 2 Plastic Tubs.
- 2 Smaller Cups or Containers.
- Water.
- Craft Sticks.
- Parchment Paper.
- Wooden Skewers.
- Hole Punch.
- Scissors.
- White Paint Pen.

Instructions:

1. A big part of this process is creating the dripping stands. Use old food containers to make these! Punch 2 holes on each side, then cut out to the top using scissors. Place the skewers across the top to hold the rock up.
2. Mix your acrylic paint with a little bit of water, just enough to get it a bit more

fluid. You can play around a bit with the consistency and always add a second coat if it ends up a bit too thin.

3. Place your first rock on your stand and pour the paint over. Let the extra paint drip over the edges. Blow on the rock to pop any bubbles.
4. Then remove the rock and place it on parchment paper. Next, pour your second rock, on the same stand, using your second color. The 3rd rock you can place on your second stand and pour your overflow from the first 2 rocks. Both colors will mix on top to create a cool marbled look. Continue this process back and forth until you use up all of the paint. You can use a craft stick to help get all the surface.
5. You will end up with some single colored rocks and some marbled rocks, and some when the colors blend completely together. Allow your rocks to dry completely before adding on your words. Use a white paint pen to add words.
6. Add on nice words or phrases that would brighten someone's day!



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!

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER





Client Testimonials



I have never worked with a better realtor than Andrea Scott. She does not disappoint at any stage of the real-estate process. Whether buying or selling Andrea is the realtor for me.

– *Anthony Rud, Alamo*



Andrea's knowledge of the Alamo market was instrumental in me pricing my house just right getting a full price offer after the first open house weekend. I will be sure to enlist her services in the future.

– *Jason Frith, Alamo*



We chose Andrea Scott based on her knowledge and expertise in buying our desired area. Throughout the process Andrea was extremely supportive by keeping us informed of market conditions, nuances of properties across Alamo, and using her extensive local network to ensure as smooth and quick a process as possible. Andrea's input was always supportive and she never pressured our decisions. I'd highly recommend Andrea to anyone searching for a realtor to assist in finding their next home.

– *Matt Kohler, 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, social media plan and overall real estate acumen to the 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 Miller, 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 Calderaro, 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

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THE NEIGHBORHOOD
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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
- SF Business Times Top 50 Bay Area Agents
- Top 100 Real Estate Agents
- #1 Individual Agent, Westside Alamo 2013 to Present

Cumulative, per MLS



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