

LOCAL

Lifestyle

AUGUST 2026

ANDREA SCOTT, REALTOR | 925.788.9374



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Dear Friends and Neighbors,

August always feels like a month of transition. While Alamo's warmest days are still ahead of us, summer vacations begin winding down and families prepare for the return of school routines. It's a season that blends the relaxed pace of Summer with the anticipation of a fresh start.

There is something special about this time of year. Long evenings invite one more dinner outdoors and one more chance to enjoy all that makes Alamo such a wonderful place to call home. Whether you're squeezing in a final getaway, driving a kid to freshman orientation or simply enjoying the beautiful weather, August offers an opportunity to appreciate the balance between relaxation and renewal.

The Alamo real estate market remains active, with well-prepared homes continuing to attract strong interest from motivated buyers. Even as the Summer season begins to draw to a close, many buyers are eager to settle into a new home before the holidays. If you're considering a move, curious about your home's current value, or planning for the future, I'm always happy to provide guidance and local market insight.

Wishing you a wonderful August filled with sunny days, meaningful moments, and a smooth start to the new school year.

Warmly,

Andrea Scott

Cutest Pet Contest



Coco Quintel

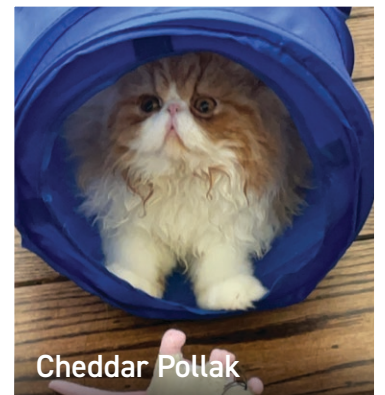


Please send a photo of your pet with **"Pet Contest"** in the subject line to: **Andrea@Alamo.RealEstate** to have them featured in the next magazine.

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



Kirby Ferrero



Cheddar Pollak



Duke Wickes



Nutmeg Gustafson



Luna Rose
Cymerys



Rosie and
Squeaky Ferraro

AL PASTOR CHICKEN SKEWERS

Served either straight off the skewer to minimize mess or add to a full taco bar, these are the perfect fun summer protein to base a meal around. Smoky and slightly spicy, these chicken skewers are inspired by the bold flavors of Mexican al pastor. Tender chicken thighs are marinated in a rich chile sauce, grilled until lightly charred, and served with fresh toppings.

Ingredients

For the Marinade

- 3 dried ancho chiles, stems removed
- 3 dried chiles de árbol, stems removed
- 3 garlic cloves, lightly crushed
- 1 cinnamon stick, broken into pieces
- 1/2 teaspoon black peppercorns
- 1/2 teaspoon cumin seeds
- 1 1/2 cups water

- 1/2 cup apple cider vinegar
- 4 teaspoons light brown sugar
- 1 1/2 teaspoons achiote paste
- 1 teaspoon kosher salt
- 3/4 teaspoon dried Mexican oregano

For the Skewers

- 2 pounds boneless, skinless chicken thighs, cut into

- 1-inch pieces
- 1 1/2 teaspoons kosher salt
- 8 pineapple wedges
- Canola oil for grilling

For Serving

- Warm corn tortillas
- Sliced avocado
- Fresh cilantro
- Lime wedges

Directions

Make the Marinade

In a saucepan over medium-low heat, toast the ancho chiles for about 5 minutes until fragrant and softened.

Add the chiles de árbol, garlic, cinnamon, peppercorns, and cumin seeds. Cook for 1 minute, stirring constantly.

Add the water and bring to a boil. Cook for 5 minutes.

Remove from the heat and let the mixture sit for 20 minutes.

Transfer everything to a blender. Blend until smooth.

Add the vinegar, brown sugar, achiote paste, salt, and oregano. Blend again until fully combined.

Marinate the Chicken

Reserve 1/4 cup of the marinade for later.

Place the chicken and remaining marinade in a large resealable bag.

Toss to coat well and refrigerate for 30 minutes to 1 hour.

Assemble the Skewers

Heat a grill to medium-high heat.

Remove the chicken from the marinade and discard the used marinade.

Thread the chicken onto skewers, packing the pieces closely together.

Sprinkle with salt and add a pineapple wedge to the end of each skewer.

Grill

Oil the grill grates.

Grill the skewers for 12 to 15 minutes, turning occasionally, until the chicken is cooked through and lightly charred.

During the final 3 minutes, brush the skewers with the reserved marinade.

Serve

Serve hot with warm corn tortillas, avocado, cilantro, and lime wedges. Enjoy!



Easy Lemon Bars



Makes: 9 servings



Prep Time: 15 minutes



Bake Time: 40 minutes

Ingredients

For the crust

- 1 cup all-purpose flour
- 1/2 cup butter, softened
- 1/4 cup confectioners' sugar

For the filling

- 2 large eggs, room temperature
- 1 cup granulated sugar
- 2 tablespoons all-purpose flour
- 1/2 teaspoon baking powder

- 2 tablespoons lemon juice
- 1 teaspoon grated lemon zest

For serving

- Confectioners' sugar for dusting

Directions

1. Preheat the oven to 350°F (175°C).
2. In a medium bowl, combine the flour, softened butter, and confectioners' sugar until a soft dough forms.
3. Press the dough evenly into an ungreased 8-inch square baking pan.
4. Bake for 20 minutes, or until the crust is lightly golden.
5. While the crust bakes,

prepare the filling. In a separate bowl, whisk together the eggs, granulated sugar, flour, baking powder, lemon juice, and lemon zest until smooth.

6. Remove the crust from the oven and immediately pour the lemon mixture over the hot crust.

7. Return the pan to the oven and bake for 20 to 25 minutes, or until the filling is set and no

longer jiggles in the center.

8. Place the pan on a wire rack and allow the bars to cool completely.

9. Dust the top generously with confectioners' sugar.

10. Cut into squares and serve. For the cleanest slices, chill the bars for 30 minutes before cutting.

These classic lemon bars are the perfect fruity summer treat. A buttery short-bread-style crust is topped with a bright, tangy lemon filling and finished with a dusting of confectioners' sugar. They're easy to make, refreshing to serve on warm days, and always a crowd-pleaser at picnics, potlucks, and family gatherings.



If you're hosting a party and need a refreshing drink for a crowd, this citrusy Boat House Punch is a great choice that offers more complex flavors than your typical sugar bomb mixer. It combines gin, Aperol, elderflower liqueur, fresh fruit juices, and sparkling rosé for a bright, bubbly cocktail that serves about 20 people.

BOAT HOUSE PUNCH RECIPE

- PEELS FROM 4 LEMONS
- 1/2 CUP SUPERFINE SUGAR
- 1 LITER DRY GIN
- 750 ML APEROL
- 12 OUNCES ST-GERMAIN ELDERFLOWER LIQUEUR
- 12 OUNCES FRESH GRAPEFRUIT JUICE
- 12 OUNCES FRESH LEMON JUICE
- 12 OUNCES FRESH ORANGE JUICE
- 750 ML SPARKLING ROSÉ
- ORANGE WHEELS, FOR GARNISH
- LARGE ICE BLOCK

1. MAKE THE LEMON SUGAR

Place the lemon peels and sugar in a large bowl. Muddle them together until the sugar becomes slightly damp and fragrant.

Cover the bowl and let it sit for at least 1 hour. For even more flavor, let it rest overnight. This process helps the sugar absorb the oils from the lemon peels.

2. MIX THE PUNCH

In a large punch bowl or pitcher, combine the gin, Aperol, St-Germain, grapefruit juice, lemon juice, and orange juice.

Add the lemon sugar mixture and stir well. Let the mixture sit for about 15 minutes so the flavors can blend.

3. FINISH AND SERVE

Remove the lemon peels from the punch.

Add a large ice block to keep the drink cold without watering it down too quickly.

Pour in the sparkling rosé and gently stir.

Garnish the punch bowl and individual glasses with orange wheels.

SERVING TIPS

Serve immediately after adding the sparkling rosé to keep the punch bubbly. This cocktail is ideal for parties, holidays, and outdoor gatherings where you need a large batch drink that feels a little more special than traditional punch.



COCKTAIL OR MOCKTAIL - YOU DECIDE!

Lavender Honey Simple Syrup

2 cups water
0.5 cup
lavender flowers
1 cup honey

Honey Lavender Lemonade

1.5 cups fresh
lemon juice
8 cups water
*2 cups vodka
1.5 cups lavender
honey simple syrup

Honey Lavender Lemonade

To make lavender honey simple syrup

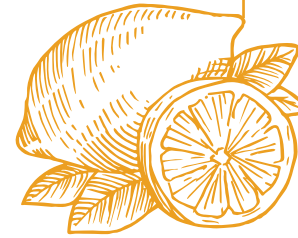
Bring water to a boil in a small pot. Once water is boiling, add lavender flowers and reduce heat. Allow to simmer for 5 minutes, then strain lavender flowers out and discard.

Return lavender infused water to pot and add honey. Turn heat to medium and simmer until honey is dissolved and liquid has reduced by 1/4 cup (10-20 min)

Remove from heat and allow to cool before using.

To make lemonade

Add lemon juice, water, vodka and 1 1/2 cups of lavender honey simple syrup to a large punch bowl. Stir well. Add ice and fresh edible flowers to garnish.



LEMON



Simple Syrup

0.5 cup water
0.5 cup honey

Strawberry Puree

1 lb. fresh
strawberries
0.25 cup water

Other

1 cup freshly
squeezed lemon
juice
0.5 cup water
0.25 cup fresh basil
2 tablespoons
water
basil for serving
*1.5-2 cups Vodka

Strawberry Basil Lemonade

First, make your simple syrup by placing honey and water into a small saucepan.

Bring to a boil and then let simmer for 10 minutes, stirring consistently.

When syrup has reduced and thickened, remove from heat, pour into a jar, and place in the fridge to cool.

Next, place strawberries and water into a blender and blend until smooth. Then pour over a sieve and use a spoon to press the puree through the

holes separating the seeds from the puree. Set aside.

Place .25 cup of basil in a glass and add 2 tablespoons of water. Muddle basil using a muddler or the end of a wooden spoon. This will help release the flavor.

In a large pitcher, mix lemon juice, water, basil, and strawberry puree. Add in honey simple syrup and combine.

Place in the refrigerator for at least 30 minutes or until chilled. Serve over ice.

*Add Vodka to make Spiked Lemonade - Omit for a refreshing non-alcoholic drink

ALAMO REAL ESTATE

2ND QUARTER 2026 MARKET UPDATE

A RECORD-BREAKING QUARTER

All-Time High Average Sales Price

Demand remains strong inventory remains low, and Alamo home values continue to reach new heights.

BY THE NUMBERS | Q2 2026



55

HOMES SOLD



\$3,270,791

AVG LIST PRICE



\$3,329,331

AVG SOLD PRICE



\$935

AVG \$/SF



29

AVG DAYS ON MARKET



102%

OF ASKING PRICE ON AVG



20% of Homes Sold

BEFORE HITTING THE MARKET.

This means serious buyers are actively searching - and the right home can sell before it's listed.

THINKING OF SELLING?

NOW IS THE TIME.

With record prices, high demand, and homes selling faster than ever, there has never been a better time to list your home.

Call me today for a complimentary, no-obligation consultation and custom home value report.

DOWNLOAD YOUR FREE GUIDE:

How to Prepare Your Home for Sale in 30 Days





5 Home Features Today's Buyers Want Most

Laundry Room

Many homeowners are looking for a room other than a guest bedroom to stack all the clean laundry in until it finally gets put away. A separate laundry room tops the National Association of Home Builders' (NAHB) list of most-wanted home features by buyers. This is a great way to attract sellers.

Energy Efficiencies

Would-be buyers looking to limit utility bills will be drawn to properties with Energy Star-qualified windows and appliances. If you don't already have these features, examine your remodeling budget and decide where you can afford to spend.



Once installed, sellers should be sure to play up these money-saving features in their home listings.

Yards and Patio

It's important for homeowners not to neglect the backyard and the patio/porch areas when prepping for resale. In today's housing market outdoor living spaces have become the most coveted home feature. Both families and individuals are enjoying time spent outside in their space.

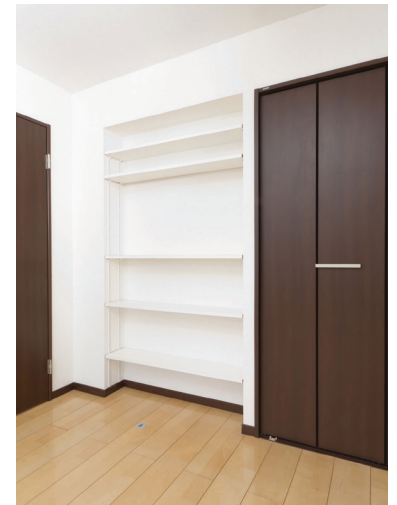
Garage Storage Space

Both buyers with growing families and individuals look for lots of garage storage space. From overflow household items to a second or third car or a fun hobby that needs excess storage space, garages are filling the need for overflow and helping add practicality to the existing indoor living areas.

Walk-In Closet

While walk-in closets aren't among the top demands of all homebuyers, they're highly sought after among first and second-time home buyers, according to the NAHB. A walk-in closet in the master bedroom ranked among their top five features. If you're an empty-nester, you could even turn a nearby smaller room into a custom walk-in closet.

Contact me today to find out how your home's features could help get your home sold!





THE BEST WAYS TO SAVE ENERGY

Cutting back on your energy usage allows you to be environmentally friendly while also putting more money back into your pocket. There are things that you can do in your everyday life to help cut down on your energy bills. Below are a few :

SWITCH OUT LIGHT BULBS

LED light bulbs are the new standard for everything from floor lamps to fridge lights and more. This is because not only are they significantly more energy-efficient than old incandescent or CFL bulbs, up to 75% more, but they are actually brighter too!

TURN OFF TVS AND COMPUTERS WHEN NOT IN USE

Make sure that all of your electronics either have a sleep timer or are turned off when not in use. Even just with light usage, TVs and computers can

suck back a ton of wattage by just keeping the screen running. Also, try to use your phone or a laptop to consume media whenever possible, as they use a fraction of the power of TVs and desktops.

PICKING THE RIGHT APPLIANCES

Telling you to go out and buy new appliances would be counter-productive, as that would cost more money than any potential savings, as well as create more landfill waste and become a burden on the environment. But if you are in the market for new appliances, check and see that they are Energy Star rated. Also, see if you can find machines with an “eco” mode. These allow the cycles to run longer but at a much lower speed or heat

CHECK FAUCETS AND REPLACE SHOWER-HEADS

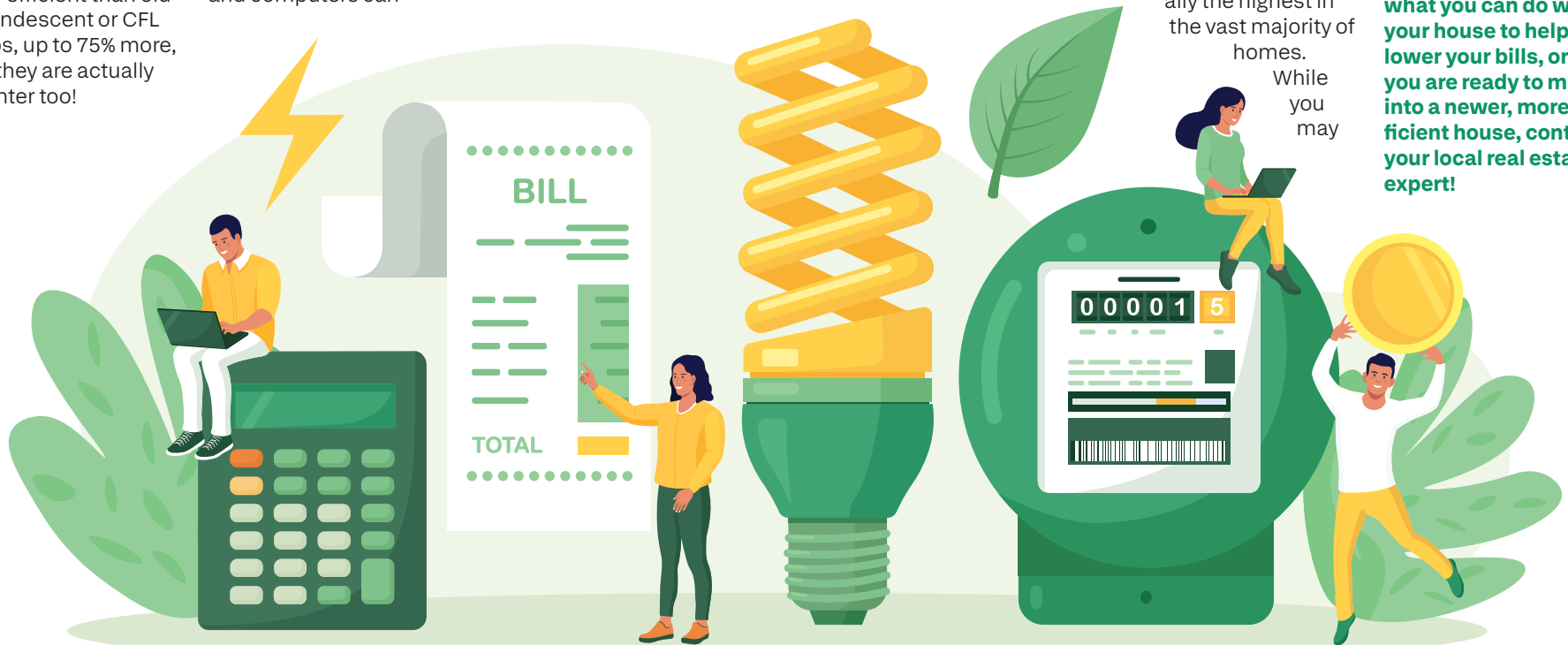
A slow drip of water over a long period of time is enough to raise your bill. Periodically look at your faucets and pipes and check for any slow leaks. This will not only help your bill, but also help avoid any potential water damage. Another great way to save water is to WaterSense rated shower heads. They allow for ample coverage without waste.

COOL IT ON YOUR COOLING

HVAC costs are usually the highest in the vast majority of homes. While you may

be tempted to set the thermostat to 60 when its over 100 outside, this can cost you upwards of triple digits on your bill. If you have a smart thermostat, set your temperatures higher than normal when no one is home and then have it start cooling the house a few minutes before you get home. This can be done manually with older thermostats as well. Just raise it when you leave and lower when you get home and know that it will just take a few minutes to cool down.

To learn more about what you can do with your house to help lower your bills, or if you are ready to move into a newer, more efficient house, contact your local real estate expert!





The Concession Conversation



A few years ago,

sellers could say no to just about everything. No repairs. No credits. No negotiation. The market has shifted.

Today, nearly half of all U.S. home sales include some form of seller concession, whether that's help with closing costs, a credit for repairs, or a contribution toward the buyer's mortgage rate.

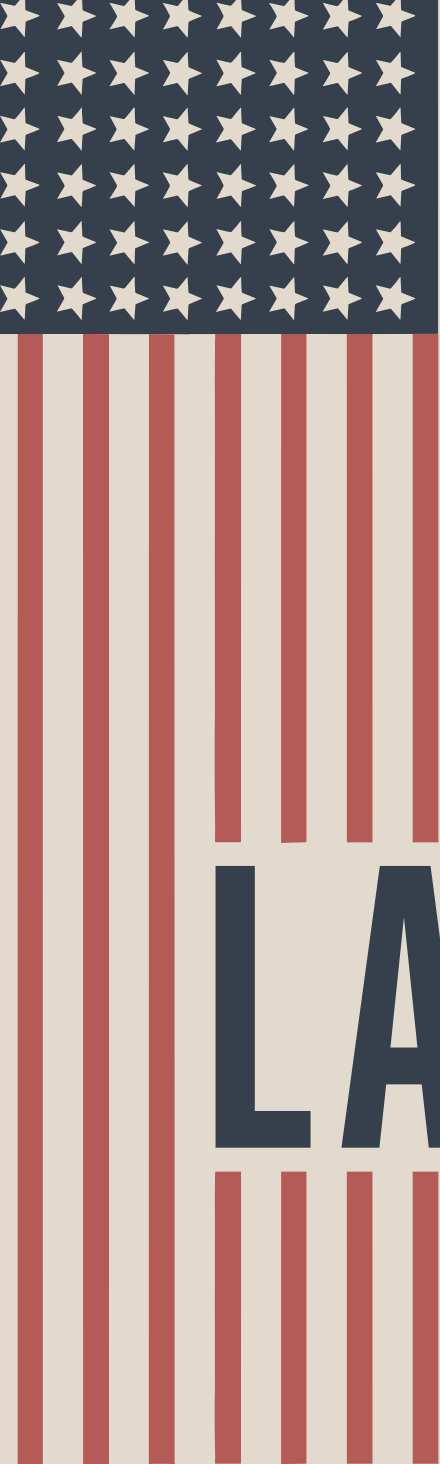
A well-structured concession can actually protect your bottom line better than dropping your asking price would. Helping a buyer with closing costs or buying down their interest rate keeps your sale price intact while getting them to the table.

The key is knowing what's typical in your market, what buyers are actually asking for, and which concessions make sense for your specific situation.

That's exactly the conversation I will have with you before your home ever hits the market. The sellers who are closing quickly and cleanly right now are the ones who went in informed, priced right, and prepared to negotiate strategically.

Your Neighborhood Expert is your best resource for understanding what today's buyers expect and how to protect your net. Don't wait until you're at the negotiating table to have that conversation.

Call me today!



THE HISTORY OF

LABOR DAY



Many of these events turned violent during this period, including the Haymarket Riot of 1886, in which several Chicago policemen and workers were killed. Others gave rise to long standing traditions: On September 5, 1882, 10,000 workers chose to forego a paid work day to march from City Hall to Union Square in New York City, holding the first Labor Day parade in U.S. history. The “workingmen’s holiday,” celebrated on the first Monday in September, caught on in other industrial centers across the country, and many states passed legislation recognizing it. Congress officially recognized it as a holiday 12 years later.

Labor Day pays tribute to the contributions and achievements of American workers and is observed on the first Monday in September. It was spawned from the labor movement in the late 19th century and became a federal holiday in 1894. Labor Day is a celebration of American workers, and it originated during one of American labor history’s most dismal chapters.

In the late 1800s, during the Industrial Revolution in the United States, workers typically worked over 80 hours a week and 7 days a week. In some states, children as young as 5 or 6 worked in mills, factories and mines across the country, earning a fraction of adult wages. Manufacturing took over for farming as the main source of American income, and working conditions weren’t great. Workers organized strikes to protest poor conditions and compel employers to renegotiate hours and pay.

As the unrest continued, the US government attempted to repair ties with American workers. Congress passed an act making Labor Day a legal holiday in Washington D.C. and the states. On June 28, 1894, President Grover Cleveland signed it into law. More than a century later, the true founder of Labor Day has yet to be identified. Parades, parties, and barbecues are still held in September across the US to celebrate the workingmen’s holiday. For many Americans, particularly children and young adults, it marks the end of the summer and the start of the school year.

The Uniform Monday Holiday Act of 1968 changed several holidays to ensure they would have a 3 day weekend and an extra day off of work. Martin Luther King Day, Presidents Day, and Memorial Day are among the other US holidays observed on Mondays.



AFTER



BEFORE



BEFORE



AFTER



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WITH NO UPFRONT COST!**

SERVICES INCLUDE:

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new light fixtures, staging, landscaping,
decluttering, deep cleaning and so much more!



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



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

About The Agency

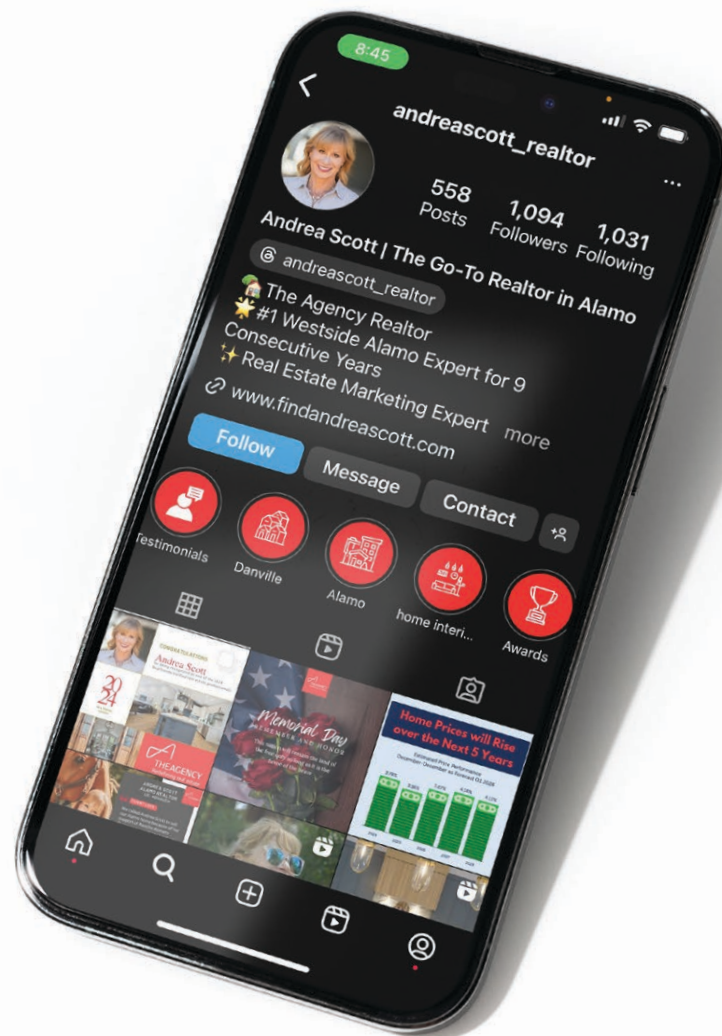
The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide in a broad spectrum of classes, including residential, new development, resort real estate, residential leasing and luxury vacation rentals.

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.

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THE NEIGHBORHOOD
CONNECTION MAGAZINE

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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



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