

LOCAL

Lifestyle

MAY 2026

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Dear Neighbors and Friends,

May arrives with the beauty of spring in full bloom. The days are longer, gardens are lush, and life seems to move outdoors again—onto patios, into backyards, and through neighborhoods filled with sunshine and activity. There's an ease to this season that makes home feel especially meaningful.

It's a time when many of us naturally reflect on how we live and gather. We notice the spaces where memories are made, where family lingers a little longer, and where life simply feels right. May has a way of reminding us how important it is for our homes to support the life we want to live.

In real estate, this is often one of the strongest and most active months of the year. Buyers are motivated, inventory is closely watched, and exceptional homes continue to command attention. If you've been considering a move—whether soon or simply sometime this year—May can be an ideal moment to begin planning thoughtfully.

As always, I'm here if you'd like insight into the market, advice on preparing your home, or simply a conversation about what your options might look like.

Wishing you a beautiful May filled with sunshine, celebration, and the simple joys of home.

Warmly,

Andrea Scott

Cutest Pet Contest



Zoey 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.



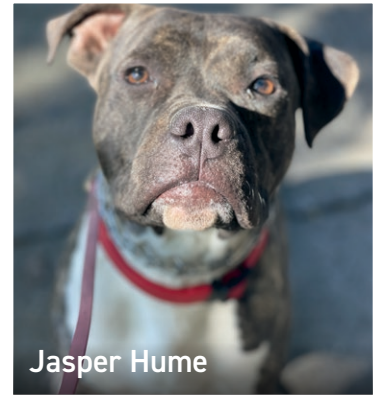
Mr. Beals
Corstorphine



Cooper Howe



Lucy and Scout Bowie



Jasper Hume



Riley Rodriguez



Bobby Bates

The Ultimate Summer
**BBQ
SPREAD**



Thai Sweet Chili Ribs

Sticky, caramelized ribs with bold flavor that are perfect for your BBQ

- 2-3 lbs pork ribs
- 1 cup Thai sweet chili sauce
- 3 cloves garlic, minced
- 2 tablespoons soy sauce
- 1 tablespoon lime juice
- 1 teaspoon chili flakes (optional)

Preheat oven to 300°F. Place ribs on a foil-lined sheet, season lightly with salt, cover with foil, and bake 2.5-3 hours until tender. Mix sauce ingredients, brush on ribs, then grill or broil 5-10 minutes, turning and basting until caramelized.

Mexican Grilled Corn with Green Chile Honey Butter

Not your average corn. Smoky, buttery, sweet, with a hint of spice

- 6 ears fresh corn, husked
- ½ cup unsalted butter, softened
- 2 tablespoons honey
- 2 tablespoons diced green chiles
- 1 teaspoon chipotle chili powder
- ½ teaspoon cumin
- Juice of 1 lime
- ¼ cup fresh cilantro, chopped
- Salt, to taste

Grill corn over medium-high heat, turning occasionally, until lightly charred (about 10 minutes). Mix butter, honey, chiles, spices, lime, and salt; spread on hot corn and top with cilantro.

Classic Creamy Potato Salad

The potato salad everyone wants seconds of; simple, nostalgic, and balanced

- 2 lbs Yukon gold potatoes, peeled and chopped
- ¾ cup mayonnaise
- 1 tablespoon yellow mustard
- ½ cup celery, diced
- ⅓ cup red onion, finely chopped
- ¼ cup dill pickles or relish
- 3 hard-boiled eggs, chopped
- Salt and black pepper, to taste

Boil potatoes in salted water for 10-12 minutes, until fork-tender. Drain and let cool slightly. In a large bowl, mix mayo, mustard, salt, and pepper. Fold in potatoes, celery, onion, pickles, and eggs. Chill for at least 1 hour.

BUTTERY STRAWBERRY SHORTBREAD COOKIES



FOR THE COOKIES

- 1 cup (2 sticks) unsalted butter, softened
- ½ cup powdered sugar
- 1 teaspoon vanilla extract
- ¼ teaspoon salt
- 2 cups all-purpose flour
- ½ cup freeze-dried strawberries, finely crushed

FOR THE GLAZE

- 1 cup powdered sugar
- 2–3 tablespoons milk
- 2 tablespoons strawberry jam (strained for smoothness)



1 PREP THE DOUGH

In a large bowl, beat the softened butter and powdered sugar until light and fluffy. Mix in the vanilla extract and salt.

2 ADD DRY INGREDIENTS

Gradually add the flour and crushed freeze-dried strawberries. Mix just until a soft dough forms. Avoid overmixing to keep the cookies tender.

3 SHAPE AND CHILL

Divide the dough in half and shape into discs. Wrap and chill for about 30 minutes, or until firm enough to roll.

4 ROLL AND CUT

Preheat your oven to 325°F. Roll the dough on a lightly floured surface to about ¼-inch thickness. Cut into desired shapes and place on a parchment-lined baking sheet.

5 BAKE

Bake for 12–15 minutes, or until the edges are just lightly golden. Let cookies cool completely on a wire rack.

6 MAKE THE GLAZE

In a small bowl, whisk together powdered sugar, milk, and strained strawberry jam until smooth and spreadable.

7 FINISH

Spread or drizzle glaze over cooled cookies. Let sit until the glaze sets before serving.

Pro tips

- Use freeze-dried strawberries for concentrated flavor without adding moisture.
- Don't overbake; shortbread should stay pale with just a hint of golden edges.
- Chill the dough to help the cookies hold their shape.

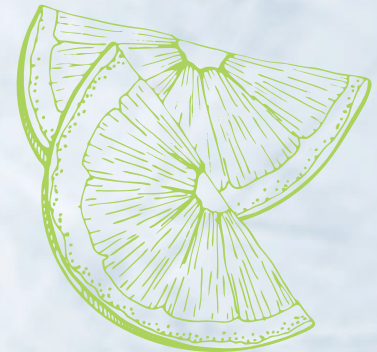


No Hassle Fruit Punch

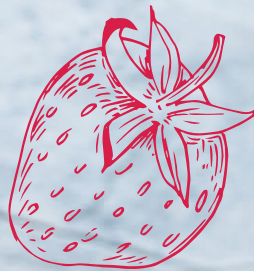
This easy punch is delicious and takes no time. It can be enjoyed spiked or virgin, so it is the perfect drink to make for any occasion.

Ingredients

- 8-10 strawberries, halved or sliced
- 1/2 orange, sliced
- 1/2 lemon, sliced
- 1 handful of mint leaves
- 1 large handful of ice
- 500ml pineapple juice
- 300ml orange juice
- 300ml lemonade



The only prep needed is to simply slice or half the fruits. After that, simply mix all the ingredients together in a large jug and serve! To make it spiked, simply pour a shot of your favorite liquor into your glass before adding the punch.





NEGRONI *Spritz*

COCKTAIL

- 1 oz Gin
- 1 oz Campari
- 1 oz Vermouth
- 4 oz Sparkling Water or Tonic Water
- Lemon or Orange Rind (for garnish)

Steps

Add Gin, Campari, and Vermouth to a chilled mixing glass and stir for 20 seconds.

Strain over fresh ice.

Top with sparkling water or tonic water. Garnish with a lemon or orange rind.

MOCKTAIL

- 1 oz non alcoholic Gin
- 1 oz Lyre's Rosso
- 1 oz Lyre's Orange
- 4 oz Sparkling Water or Tonic Water
- Orange Rind (for garnish)

Steps

Add all ingredients (except your garnish) to a chilled mixing glass and stir for 20 seconds.

Strain over fresh ice.

Garnish with an orange rind.



ALAMO MARKET REPORT

LAST MONTH vs THIS MONTH

FEB 2026	MARCH 2026
HOMES SOLD 9	HOMES SOLD 13 ↑
DAYS ON MARKET 23	DAYS ON MARKET 34 ↑
AVERAGE LIST PRICE \$2,296,111	AVERAGE LIST PRICE \$2,986,358 ↑
AVERAGE SOLD PRICE \$2,336,111	AVERAGE SOLD PRICE \$3,067,307 ↑
LIST: SOLD RATIO 102%	LIST: SOLD RATIO 103% ↑
\$/SF \$758	\$/SF \$901 ↑

March outperformed February, with notable gains in all metrics. With only 13 sales, the data is heavily influenced by three very high-end closings that pushed averages upward. Still, the presence of multiple luxury buyers transacting at top price points suggests strong demand and a compelling opportunity for sellers to capitalize on current market strength.



ALAMO MARKET REPORT

LAST YEAR vs THIS YEAR

MARCH 2025	MARCH 2026
HOMES SOLD 12	HOMES SOLD 13 ↑
DAYS ON MARKET 20	DAYS ON MARKET 34 ↑
AVERAGE LIST PRICE \$3,223,750	AVERAGE LIST PRICE \$2,986,358 ↓
AVERAGE SOLD PRICE \$3,208,604	AVERAGE SOLD PRICE \$3,067,307 ↓
LIST: SOLD RATIO 100%	LIST: SOLD RATIO 103% ↑
\$/SF \$883	\$/SF \$901 ↑

March 2026 sales volume ticked up, and sellers achieved a stronger 103% list-to-sell ratio. While average prices appear lower than in 2025, both March 2025 and March 2026 were skewed by 3 very high-end sales among a small number of transactions. Overall, the market continues to reward well-positioned sellers, making this a great time to consider listing.



Avoid These Common Homeowner Mistakes

Selling your home in today's market is absolutely possible, but success requires the right strategy. With more homes available and buyers becoming increasingly selective, homeowners who rely on outdated expectations may struggle. Understanding the most common mistakes can help you position your home to stand out and sell successfully.

One of the biggest missteps homeowners make is pricing their home based on what a neighbor received years ago.

The market has shifted, and pricing needs to reflect current conditions, not past highs. Overpricing can cause your home to sit on the market longer, leading to fewer showings and potential price reductions later. Working with accurate, up-to-date data ensures your home is competitively priced from the start.

Another common mistake is skipping repairs or presenting the home "as-is."

While that approach may have worked in a more competitive seller's market, today's buyers have more options and higher expectations. Even minor issues or signs of neglect can quickly turn buyers away. Taking the time to handle basic repairs, improve cleanliness, and enhance presentation can make a significant difference in how your home is perceived.

Sellers are also running into trouble by taking a hard stance during negotiations.

In a market where buyers have choices, being unwilling to compromise on price, contingencies, or repairs can cause deals to fall through. Flexibility and a willingness to work with buyers often lead to smoother transactions and better outcomes overall.



Ultimately, the homeowners who succeed today are those who adapt.

They recognize that the market is no longer the same as it was a few years ago and adjust their pricing, preparation, and negotiation strategies accordingly. By avoiding these common mistakes and aligning with current buyer expectations, you can increase your chances of a faster, more profitable sale.

If you are ready to sell or just want to know more about your local market, reach out to your local neighborhood expert today!



To Embrace the Summer Months

There's something magical about the transition from spring to summer. The days grow longer, the light feels warmer, and suddenly your home craves that same easy, sun-kissed energy. The good news? You don't need a full redesign to capture the season. A few thoughtful updates can make your space feel fresh, airy, and ready for summer living.

Start with a Seasonal Color Shift

The foundation of any summer-ready home begins with color. Think soft neutrals like creamy whites and warm beiges, layered with gentle greens, blush tones, and hints of yellow. These shades naturally evolve with the season, becoming brighter and more vibrant as summer settles in. The goal is to create a palette that feels light and adaptable rather than overly themed.



Refresh Your Outdoor Spaces

Your front porch or entryway sets the tone for your entire home. Swap out spring-specific decor for more versatile elements like simple greenery, potted plants, and natural textures. Layer planters at different heights, and incorporate materials that can withstand warmer weather while still feeling inviting. A few subtle updates can instantly boost curb appeal and create a welcoming summer vibe.

Keep Living Areas Light and Layered

Inside, focus on creating an airy, uncluttered feel. Coffee tables and surfaces should feature a mix of textures. Think ceramics, glass, natural wood, and woven accents. Add fresh flowers or greenery for a lively touch, and keep arrangements simple to maintain that effortless look. The key is balance: enough decor to feel styled, but not so much that it feels heavy.



Bring Life into the Kitchen

The kitchen is the heart of summer living, so give it a subtle refresh. Swap in lighter textiles like airy tea towels, display fresh fruit in decorative bowls, and add potted herbs for both beauty and function. Even a small vignette, like a vase of flowers or a bowl of citrus can brighten the space and make it feel seasonal.

Create a Breezy Bedroom Retreat

As temperatures rise, your bedroom should feel cool and calming. Trade heavy bedding for lightweight fabrics like linen or cotton, and stick to soft, breathable colors. Add simple touches like botanical accents or fresh flowers to create a peaceful, summer-ready retreat that feels both cozy and refreshing.

Update Walls and Finishing Touches

Walls are an easy way to make a big impact. Consider botanical prints, woven decor, or mirrors that reflect natural light and open up the space. Keep everything cohesive with your color palette, and aim for a look that feels fresh without overwhelming the room.

Embrace Simplicity

Above all, summer decorating is about ease. Focus on small, intentional changes, lighter fabrics, natural elements, and a touch of color. When done right, these simple updates can transform your home into a bright, welcoming space that perfectly captures the spirit of the season.

By letting your decor evolve naturally, you'll create a home that feels effortlessly in tune with summer, no major overhaul required.

Is Now the Right Time to Sell?

The Numbers Suggest Yes.

If you've been on the fence about listing your home, the latest market data offers some compelling reasons to move forward this spring.

Existing-home sales rose in the 1st quarter, and buyer activity is still picking up. Mortgage rates have dropped nearly a full percentage point from a year ago and that shift has brought millions of newly qualified buyers back into the market. More buyers means more eyes on your listing.

At the same time, inventory is still relatively lean. While more homes are coming to market, supply remains below pre-pandemic norms, which helps sellers maintain pricing strength. The national median home price held at \$398,000 and homes in well-priced,

move-in-ready condition are still moving.

Buyer confidence is rebuilding, competition among sellers hasn't fully returned yet, and affordability improvements are motivating people who have been sitting on the sidelines for years.

Timing the market perfectly is impossible but the conditions right now are favorable. If selling has been on your mind, this month may be the moment worth exploring.

Thinking about listing? Let's talk about what your home could do in today's market.



Honoring the Fallen and Celebrating Freedom

Memorial Day, observed on the last Monday in May, honors U.S. military service members who died in combat. Originally "Decoration Day" after the Civil War, it now commemorates fallen soldiers from all conflicts. It also marks the unofficial start of summer, bringing families and communities together.

Here are some meaningful ways to observe Memorial Day:

Attend a Memorial Day Ceremony or Parade

Join local parades or services to honor fallen soldiers and show support for veterans.

Visit a Military Cemetery or Memorial

Place flowers or flags on graves and participate in special observances at national cemeteries.

Host a Patriotic BBQ or Picnic

Gather family and friends for a BBQ or picnic with red, white, and blue treats, while reflecting on the holiday's significance.

Participate in a Community Service Project

Volunteer at a veteran's organization or charity to give back and honor those who served.

Take a Moment of Silence

At 3:00 p.m., pause for the National Moment of Remembrance to reflect on fallen soldiers' sacrifices.

Watch a Patriotic Movie or Documentary

Films like Saving Private Ryan or Glory provide insight into military history and bravery.

Explore Historical Sites

Visit battlefields, military museums, or monuments to learn about our military history.

Enjoy Outdoor Activities

Take advantage of the long weekend with hiking, boating, or camping, with many parks hosting Memorial Day events.

Support Veteran-Owned Businesses

Patronize veteran-owned businesses or donate to organizations supporting veterans.

Display the American Flag

Honor the flag by displaying it properly, including lowering it to half-staff in the morning and raising it to full height at noon.

Memorial Day is a time to reflect, honor, and celebrate the sacrifices of those who served. Make the most of the day in a meaningful way.



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 is a joy to work with. She has represented us as buyers and sellers for two moves. Moving is hard and Andrea has the unique ability to make even the most stressful moments of buying and selling a home almost seem "fun". She understands the market and the mentality of both buyers and sellers plus has build a great relationship with her peers in the industry. Our expectations were exceeded multiple times in our most recent buying/selling experience with Andrea. Selling our home had some unique and interesting hurdles and Andrea proactively addressed each of them so that we were able to get both our homes closed concurrently! Highly recommend Andrea for those buying, selling and relocating to the area."

Lauren S, Danville



"Andrea Scott did a great job helping us in purchasing our new house. Andrea had the scoop on navigating all the technical Real estate info as well as local info on commuting, schools, gyms, restaurants, shopping. She worked hard and made sure we were did our part. I will use here again and refer our friends her way. Thanks Andrea!!"

Phil B, Danville



"Andrea Scott knows the market values, has a great team, and is thoughtful in her communications, we closed the house in less than 10 days after our offer was accepted, we enjoyed being the buyer so much that we have her selling our existing house now. We would suggest Andrea for your realtor needs."

Craig C, Alamo



We called Andrea Scott to sell our Alamo home because of her support of Rancho Romero Elementary,we chose her for her exceptional marketing plan. She really listened to our goals and designed a plan specifically to address our needs. We found her to be honest and knowledgeable. The sale went splendidly, and we also enlisted her help for the purchase of our new home. We couldn't be happier,Andrea Scott really delivers!

Laura B, Alamo



"I have been working with Andrea since 2011, and continue to do so. Her response time is amazing - she makes me feel like I am her only client, even though a drive through Westside Alamo will tell you otherwise. Andrea's insight on the market is spot-on and her advice is wise, she will never just tell you what you want to hear like so many other realtors do. Andrea helped me purchase two investment properties and a principal residence. She was excellent at negotiating price and terms with the sellers, recommending excellent service providers, and assisting with property management companies. Recently, I hired Andrea to sell a property. She was again exceptional at preparing the property for sale, her marketing strategy was terrific and resulted in multiple offers in a cooling market. Andrea is thorough, knowledgeable, and driven, and she gets results. I've worked with a lot of realtors in the past, and no one is as good as Andrea Scott, she is head and shoulders above the rest."

Mark O, Alamo



About The Agency

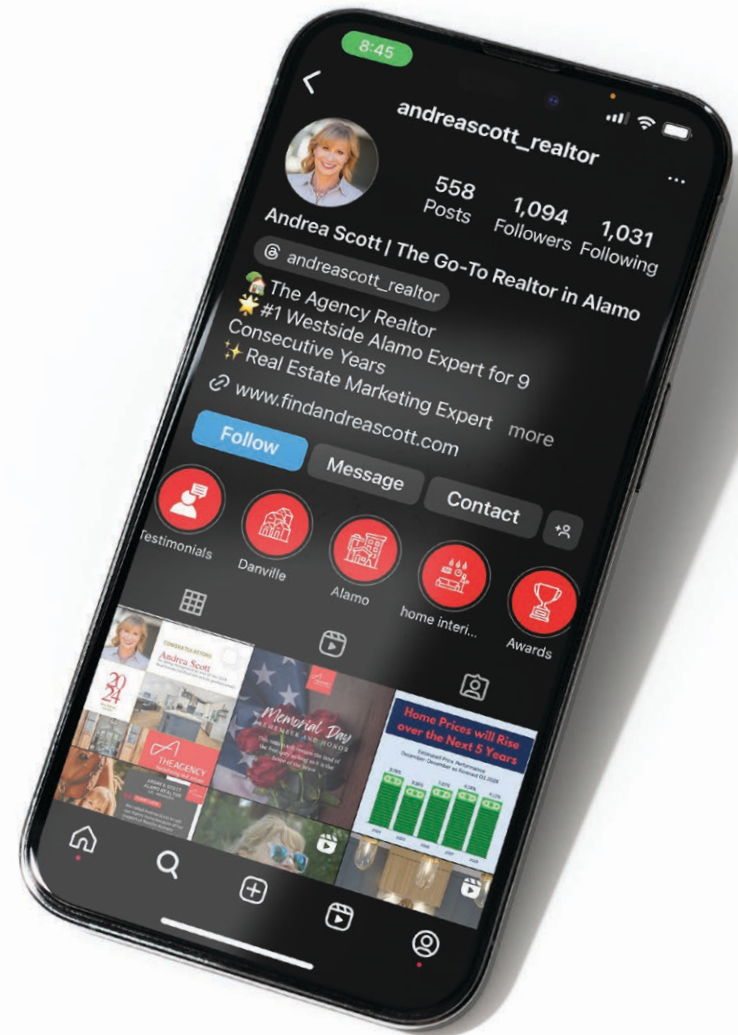
The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide in a broad spectrum of classes, including residential, new development, resort real estate, residential leasing and luxury vacation rentals.

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
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



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