

LOCAL

lifestyle

OCTOBER 2025

ANDREA SCOTT, REALTOR | 925.788.9374



in this issue...

- 4** Dear Neighbor
- 6** Cutest Pet Contest
- 8** Pumpkin Pie Twists
- 10** Campfire Mule
- 12** Easy Game Day Snacks
- 14** Make Your Kitchen More Spacious
- 16** Alamo Market Report
- 18** Why a Buyer's Market Is the Perfect Time to List
- 20** Opportunity Is Here
- 22** Easy Weekend Home Projects
- 24** Veterans Day
- 26** Property Preparation Matters
- 28** Testimonials
- 30** About The Agency
- 31** Stay Connected



ANDREA SCOTT 925.788.9374
ANDREA@ALAMO.REALESTATE



ANDREA SCOTT 925.788.9374 ANDREA@ALAMO.REALESTATE

Dear Friends and Neighbors,

October is the month that reminds us how beautiful it can be to let things go. The air turns crisp, the light softens, and the trees begin their quiet transformation—trading green for golden hues in a brilliant, fleeting display.

There's a comforting rhythm to this time of year. Kids settle into their school routines, families plan for the holidays ahead, and weekends begin to slow down just enough for pumpkin patches, football games, and neighborhood walks through fallen leaves.

October has always felt to me like a moment to pause—to take a breath before the bustle of year-end begins. Much like January, it holds the energy of a fresh start, just with warmer sweaters and cinnamon-scented candles.

If this change in season has you thinking about a change in scenery, or wondering what a move might look like before the year is through, I'd love to help you explore the possibilities.

Wishing you a cozy, colorful October.

Warmly,

Andrea Scott

Cutest Pet Contest



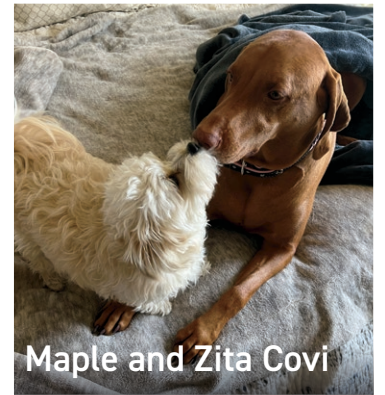
Rest in peace
Buddy Absher

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.

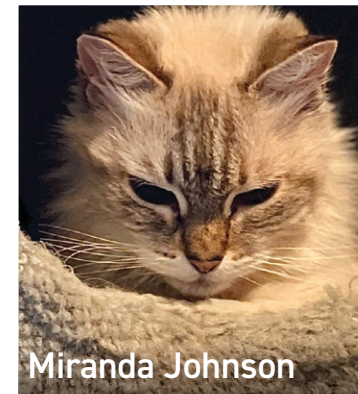
If you sent a photo and it hasn't been featured, please send again with "Pet Contest" in the subject line.



Lucy and Scout Bowie



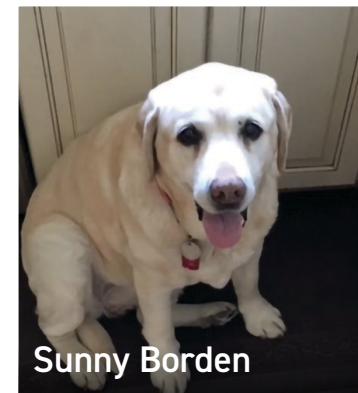
Maple and Zita Covi



Miranda Johnson



Sir Rhinoceros Bates



Sunny Borden



Cooper Howe

PUMPKIN PIE TWISTS



CRESCENT ROLL DOUGH

one can (8oz) of original refrigerated crescent roll dough

PUMPKIN PUREE

1/2 cup pumpkin puree, not PUMPKIN PIE FILLING

MELTED BUTTER

3-4 tablespoons unsalted butter

PUMPKIN SPICE

3 teaspoons but feel free to use more

UNSALTED BUTTER

1/4 cup but make sure it has softened to room temperature before you make the icing

CREAM CHEESE

1/4 cup of cream cheese

POWDERED SUGAR

1 cup of powdered sugar

VANILLA EXTRACT

1/2 teaspoon

PRE-STEP

Preheat oven to 375 degrees. Line baking sheet with parchment paper or silicon baking mat. Set aside.

- 1 Unroll crescent dough and lay down as 4 rectangles on baking sheet.
- 2 Spread pumpkin onto 2 of the rectangles.
- 3 Place the other 2 rectangles on top of the pumpkin. Press edges together.
- 4 Brush melted butter on top of rectangles. Sprinkle with pumpkin pie spice.
- 5 Using a pizza cutter, cut both rectangles into 6 strips.
- 6 Twist each strip a few times and sprinkle with remaining pumpkin pie spice. Bake for 8-10 minutes.
- 7 In a large bowl, beat together the butter and cream cheese with an electric mixer. With the mixer on low speed, add the powdered sugar until smooth and creamy. Mix in the vanilla extract.
- 8 Fill a zip-lock bag with cream cheese icing, lock it shut and snip off a corner of the bag. Ice tops of each pumpkin pie twist and enjoy.





Campfire Mules

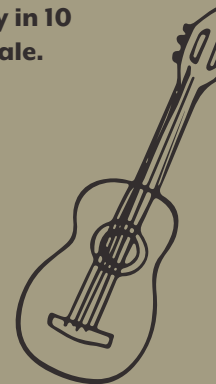
A COZY TWIST ON THE CLASSIC COCKTAIL

As leaves turn and nights cool, nothing beats a warming drink like the Campfire Mule. A twist on the Moscow Mule, it swaps vodka for smoky bourbon, mixing maple syrup and ginger beer, topped with a torched marshmallow. Perfect for fall gatherings, indoors or out. Ready in 10 minutes, serves one, easy to scale.

INGREDIENTS (FOR 1 SERVING)

- Ice
- 1 1/2 oz smoked bourbon or whiskey
- 1/2 oz fresh lemon juice
- 1/4 oz pure maple syrup
- 4 oz ginger beer
- Marshmallows, for garnish (optional)

666



DIRECTIONS

- 1 Fill a rocks glass or wine glass with ice.
- 2 Add the bourbon, lemon juice, and maple syrup. Stir gently to combine.
- 3 Top with ginger beer and give it another quick stir.
- 4 For the garnish, toast marshmallows using a blowtorch or over a gas stove flame until golden and charred. Skewer and place atop the drink.



TIPS

- No smoked bourbon? Use whiskey + a dash of liquid smoke.
- Copper mugs add chill and charm, but any glass works.
- Pair with s'mores or nuts for full fall vibes.
- For a mocktail, use apple cider and skip the torching.
- Sweet, spicy, smoky—sweater weather in a glass.



3 EASY GAMEDAY SNACKS

Gamedays demand tasty, crowd-pleasing snacks that are simple to whip up. These three recipes—buffalo chicken dip, pepperoni pizza bombs, and baked mozzarella bites—are beginner-friendly, distinct in flavor, and require minimal ingredients. Each serves 4-6 and takes under 30 minutes of active time.

BUFFALO CHICKEN DIP

(Spicy Creamy Dip) A zesty, shareable dip that's perfect for dipping chips or veggies.

Ingredients:

- 2 cups shredded cooked chicken
- 8 oz cream cheese, softened
- 1/2 cup buffalo sauce
- 1/2 cup ranch dressing
- 1 cup shredded cheddar cheese

Steps:

1. Preheat oven to 350°F (175°C).
2. Mix chicken, cream cheese, buffalo sauce, ranch, and half the cheddar in a bowl.
3. Spread into a small baking dish; top with remaining cheese.
4. Bake 20 minutes until bubbly. Serve warm with tortilla chips or celery. Total time: 25 minutes.

PEPPERONI PIZZA BOMBS

(Cheesy Dough Bites) These handheld pizza pockets burst with classic pizza flavors.

Ingredients:

- 1 can (8 oz) refrigerated biscuit dough
- 24 pepperoni slices
- 1 cup shredded mozzarella
- 2 tbsp melted butter
- Optional: Marinara sauce for dipping

Steps:

1. Preheat oven to 375°F (190°C). Flatten each biscuit into a 4-inch circle.
2. Place 3 pepperoni slices and 1 tbsp mozzarella in the center of each.
3. Fold dough over, pinch to seal, and place seam-side down on a parchment-lined baking sheet.
4. Brush with butter; bake 12-15 minutes until golden. Serve with marinara. Total time: 20 minutes.

BAKED MOZZARELLA BITES

(Crispy Cheese Nuggets) Golden, crunchy cheese bites—no deep fryer needed.

Ingredients:

- 8 oz mozzarella string cheese (cut into 1-inch pieces)
- 1/2 cup flour
- 1 egg, beaten
- 1 cup breadcrumbs
- Optional: Marinara or ranch for dipping

Steps:

1. Preheat oven to 400°F (200°C). Set up three bowls: flour, egg, and breadcrumbs.
2. Dip each mozzarella piece in flour, then egg, then coat in breadcrumbs.
3. Place on a parchment-lined baking sheet. Bake 8-10 minutes until golden, not melted.
4. Serve hot with dipping sauce. Total time: 20 minutes.

These snacks are perfect for cheering on your team. Adjust spice or add herbs to taste—enjoy the game!

Make Your Kitchen Feel More Spacious

WITHOUT MAJOR RENOVATION

Cramped kitchen got you down? You don't need to demolish walls or hire expensive contractors to create the illusion of more space. With strategic design choices and creative thinking, you can double your kitchen's visual impact while staying within budget.

Start Small for Big Results

The secret lies in thoughtful updates that maximize your existing footprint. These expert-backed strategies will help you achieve a more open, functional kitchen that reflects your personal style.

Harness the Power of Light Colors

Even though dark colors like navy or maroon are trending, they absorb light and make rooms feel smaller. Light tones like whites, creams, and soft neutrals work magic by reflecting light and creating

visual distance. This makes walls appear to recede, instantly expanding your perceived space. Light palettes also offer timeless versatility for future décor changes.

Declutter Your Countertops

Visual chaos makes any space feel cramped and overwhelming. Hidden storage solutions and clear counters create an immediate sense of expansion. Store small appliances in pantries or appliance garages to free up valuable work counter real estate.



in neutral tones. You can also eliminate unnecessary dining sets entirely if you have alternative eating spaces.

Embrace the Minimalist Philosophy

The golden rule? Less truly is more. Audit your kitchen ruthlessly—identify unused appliances, excessive décor, and unnecessary furniture that can be removed or relocated. A clean, essential-focused space naturally feels larger and more inviting.



Modernize Your Appliances

Consider replacing bulky microwaves and wall ovens with multi-functional 5-in-1 units that combine convection, toasting, warming, precision cooking, and microwave capabilities. This eliminates the need for multiple appliances. Counter-depth refrigerators also create better flow and reclaim precious floor space.

Optimize Seating and Dining Areas

Choose backless counter stools that tuck completely under islands for seamless integration. If you have kitchen dining furniture, try keeping pieces simple and monochromatic





ALAMO MARKET REPORT

LAST MONTH V THIS MONTH

JULY 2025	AUGUST 2025
HOMES SOLD 12	HOMES SOLD 19
DAYS ON MARKET 28	DAYS ON MARKET 26
AVERAGE LIST PRICE \$2,902,076	AVERAGE LIST PRICE \$2,556,357
AVERAGE SOLD PRICE \$2,911,233	AVERAGE SOLD PRICE \$2,538,184
LIST: SOLD RATIO 100%	LIST: SOLD RATIO 99%
\$/SF \$840	\$/SF \$782

More homes sold in August than in July, and buyers are clearly active. While prices adjusted slightly, homes are still selling quickly and close to asking. With 19 sales this month, the market is proving that well-priced homes continue to attract strong interest.



ALAMO MARKET REPORT

LAST YEAR V THIS YEAR

AUGUST 2024	AUGUST 2025
HOMES SOLD 12	HOMES SOLD 19 ↓
DAYS ON MARKET 21	DAYS ON MARKET 26 ↑
AVERAGE LIST PRICE \$2,710,333	AVERAGE LIST PRICE \$2,556,357 ↓
AVERAGE SOLD PRICE \$2,774,083	AVERAGE SOLD PRICE \$2,538,184 ↑
LIST: SOLD RATIO 102%	LIST: SOLD RATIO 99% ↑
\$/SF \$989	\$/SF \$782 ↓

This August saw a big jump in sales compared to last year, showing that buyer demand remains strong. Homes are still closing at nearly full asking prices, and sellers who align with today's market are getting results. It's a great time to capture motivated buyers.

WHY A BUYER'S MARKET IS ACTUALLY

The Perfect Time To List Your Home

In 2025 the U.S. housing market entered a new phase where buyers are confidently steering the wheel. After years of sellers dominating negotiations, the tables have turned in many metro areas. The numbers tell the story:

- Only 29% of homes are currently selling above asking price
- Homes are sitting on the market for 36 days, 5 days longer than last year
- Listings are up 14% year-over-year, giving buyers more inventory and negotiating power
- New home sales dropped 6.6% compared to June 2024, with inventory up 8.5%

At first glance, these statistics might make sellers want to wait for "better times." But here's why that thinking could cost you thousands—and why listing now might be your smartest move.

Less Competition Means More Opportunity. While listings are up, many potential sellers are sitting on the sidelines waiting for market conditions to "improve." This hesitation creates a golden window—

when fewer sellers are competing, your well-priced home becomes the obvious choice for motivated buyers who are still actively searching. And those motivated buyers that are searching now are very qualified buyers.

Quality Over Quantity. Today's buyers aren't casual browsers. With mortgage rates high and elevated prices, only serious, financially qualified buyers are house hunting. These motivated purchasers move quickly when they find the right property, often leading to smoother transactions and stronger offers.

The Numbers Still Favor Sellers. While the headlines focus on buyers gaining power, smart sellers see opportunity. In a market where 71% of homes still sell at or above asking price, where median prices remain at record highs, and where serious, qualified buyers are actively searching, the right property with the right strategy can still command premium results.

Contact your neighborhood expert today!

"The right property with the right strategy can still command premium results."

OPPORTUNITY IS HERE!



Home buyers are seizing a golden opportunity to enter the market as housing inventory climbs to its highest level in over five years, according to the National Association of REALTORS. Existing-home sales rose 2% in July 2025 from June, outpacing last year's sales. NAR Chief Economist Lawrence Yun emphasizes that now is

an ideal time to buy, with more homes available and affordability improving as wage growth surpasses home price increases. This shift empowers buyers to negotiate better deals and find properties that suit their needs, making homeownership more attainable.

Despite challenges like high mortgage rates—averaging 6.72% for a 30-year fixed loan in July, down slightly from



6.85% a year ago—buyers are not deterred. The market remains competitive, with 21% of homes selling above asking price and listings attracting an average of 2.1 offers, often selling in under a month. Cash buyers, making up 31% of sales, highlight the strength of demand, though first-time buyers, at 29% of July sales, are pushing through affordability barriers to stake their claim in homeownership.

Inventory growth is sparking optimism. A 4.7-month supply in June, up from 4.6 months, signals more choices for buyers. New-home construction is also on the rise, with single-family housing starts increasing nearly 3% in September, and 60% of builders offering incentives like closing

cost assistance or mortgage rate buy-downs. These perks make purchasing more accessible, encouraging buyers

to act now rather than wait for uncertain economic shifts. While some hesitate due to high prices or election-year uncertainty, the market's momentum favors action. Yun notes that life events may prompt more homeowners to sell, further boosting inventory. NAR advocates for zoning reforms and down payment assistance to support buyers,

particularly those with lower incomes, ensuring more can achieve the dream of homeownership. With wealth-building potential—homeowners have gained \$140,900 in wealth over five years—buying now positions you to benefit from rising property values and a stabilizing market. Don't wait; the time to buy is now.

If you are ready to buy your next home, or

just have questions about the market, reach out to your local neighborhood expert today!

INVENTORY
GROWTH IS
SPARKING
OPTIMISM

WEEKEND HOME IMPROVEMENT: SMALL PROJECTS FOR BIG IMPACT

Want to refresh your home without a big renovation? Try weekend projects like sharpening mower blades, cleaning gutters, or fixing door closers. Quick, low-effort tasks with real impact.

SHARPENING LAWN MOWER BLADES

A dull mower blade tears grass, leaving your lawn ragged and prone to disease. Sharpening blades is a quick Saturday morning task. Disconnect the spark plug for safety, then remove the blade with a wrench. Secure it in a vise and use a metal file or angle grinder to sharpen the cutting edge at a 45-degree angle. Balance the blade by checking it doesn't tip when rested on a screwdriver handle; an unbalanced blade can damage the mower. Reattach, and your lawn will thank you with crisp, clean cuts. **Time: 1-2 hours.**



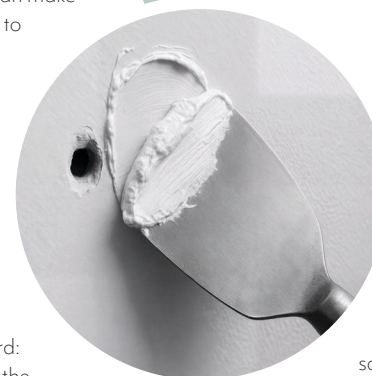
CLEANING GUTTERS

Clogged gutters can cause water damage to your home's foundation or roof. Grab a sturdy ladder, gloves, and a trowel, then scoop out leaves and debris. Flush the gutters with a garden hose to ensure proper drainage. For added protection, consider installing gutter guards to reduce future maintenance. This task not only protects your home but also gives you a chance to inspect for rust or leaks. **Time: 2-3 hours, depending on house size.**



FIXING STORM DOOR CLOSERS

A faulty storm door closer can make your entrance noisy or hard to use. Check the pneumatic closer for leaks or worn seals. Adjust the tension screw—usually located on the closer's body—to control the door's closing speed. If the closer is beyond repair, replace it with a new one (about \$20 at hardware stores). Installation is straightforward: remove the old closer, align the new one, and secure it with screws. Test the door to ensure smooth operation. **Time: 30-60 minutes.**



PATCHING DRYWALL HOLES

Small holes or dents in drywall can make rooms look worn. Grab a putty knife, spackling compound, and sandpaper. Clean the hole, apply spackle with the knife, and smooth it out. Let it dry (usually 1-2 hours), then sand lightly and apply a second coat if needed. Finish with a quick coat of paint. This simple fix restores a polished look to any room. **Time: 1-2 hours.**

POWER WASHING THE DECK OR WALKWAY

Revive your outdoor spaces with a power washer. Rent one for the day (around \$50) or use your own to blast away dirt, mildew, and grime from decks, patios, or walkways. Start with a low-pressure setting to avoid damaging surfaces, and use a fan tip for even cleaning. For stubborn stains, apply a deck cleaner before washing. This project instantly boosts curb appeal and preps surfaces for sealing or staining. **Time: 2-4 hours.**



With basic tools and skills, these quick projects boost your home's look and function. Choose one, gather supplies, and enjoy the satisfaction of a job well done in a day or two.



VETERANS DAY



REMEMBER AND HONOR



Veterans Day, observed annually on November 11th, is a U.S. holiday dedicated to honoring military veterans. This year, the day carries forward its tradition of recognizing the sacrifices and contributions of veterans from all branches of the military.

Although its roots come from Armistice Day, celebrating the end of World War I, today, Veterans Day serves as a day of reflection, appreciation, and remembrance of all veterans throughout US History. Unlike Memorial Day, which honors those

who have died in military service, Veterans Day is a celebration of all U.S. military veterans, both living and deceased. It is a time to express gratitude for their service and to recognize the challenges they and their families face. This year, as always, Veterans Day provides an opportunity for Americans to come together to honor and thank those who have served the nation in uniform.

It is marked by ceremonies, parades, and various tributes across the country. Schools and communities often engage in activities that educate younger generations about the sacrifices made by veterans. Many businesses offer special deals to veterans as a token of appreciation. Take the opportunity to visit a war memorial, attend any number of local parades and ceremonies, support a veteran owned business, or volunteer with veteran focused charities. This day that many see as just another day off can be used to reflect on the many freedoms and luxuries we have thanks to the sacrifices of our veterans.



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



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

- *Becca S, Alamo*



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

by her hands-on approach and fast response time to our questions. We would highly recommend her if you are selling or buying a home.

- *Valerie M, Alamo*



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

- *David S, Alamo*



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

- *Charles C, Alamo*

About The Agency

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

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

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

Stay Connected

Follow Andrea on Facebook or Instagram



[f @AlamoDiabloHomes](#) [@andreascott_realtor](#) [in @findandreascott](#)

www.Alamo.RealEstate



THE NEIGHBORHOOD
CONNECTION MAGAZINE

Andrea Scott

PRSR STD
US Postage PAID
Long Beach, CA
PERMIT NO. 2336

Scan to learn more



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



Andrea Scott | 925.788.9374 | Andrea@Alamo.RealEstate

www.Alamo.RealEstate