

LOCAL

Lifestyle

JULY 2026

ANDREA SCOTT, REALTOR | 925.788.9374



in this issue...

- 4** Dear Neighbor
- 6** Cutest Pet Contest
- 8** Tomato Ricotta Pasta
- 10** S'Mores Brownie Bites
- 12** Turtle Ice Cream Dessert
- 14** Lemon Lavender Gin Rickey
- 16** Alamo Market Report
- 18** Fun Activities to Wrap Up Summer
- 20** Kitchen Cleaning Hacks
- 22** Secrets to a Faster Home Sale
- 24** You Need and Agent
- 26** Get Your Home Photo Ready
- 28** Testimonials
- 30** About The Agency
- 31** Stay Connected



ANDREA SCOTT 925.788.9374
ANDREA@ALAMO.REALESTATE



Dear Friends and Neighbors,

July has a way of reminding us to slow down and enjoy the beauty of summer. The days are long, the evenings warm, and life feels a little lighter as neighbors gather for barbecues, children splash in pools, and conversations linger under glowing patio lights. It's a season filled with simple pleasures, meaningful connection, and the moments that become lifelong memories.

Summer also gives us an opportunity to appreciate home in a deeper way—not just as a place we live, but as the backdrop to the experiences that matter most. From festive celebrations and family traditions to quiet mornings with coffee on the patio, home is where life unfolds in the most personal and important ways.

The East Bay real estate market continues to show remarkable strength, particularly in the luxury segment, with buyers still highly motivated for homes that offer exceptional lifestyle, location, and design. Whether you're considering a move this year, curious about your home's value, or simply planning ahead, I'm always happy to be a resource and trusted advisor.

Wishing you a wonderful July filled with sunshine, celebration, and time spent with the people you love most.

Warmly,

Andrea Scott

Cutest Pet Contest



Bobby Bates

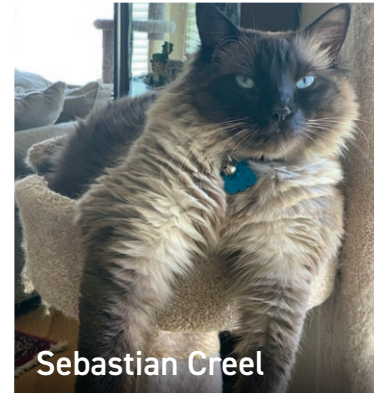


Please send a photo of your pet with "Pet Contest" in the subject line to: Andrea@Alamo.RealEstate to have them featured in the next magazine.

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



Yogi Bates



Sebastian Creel



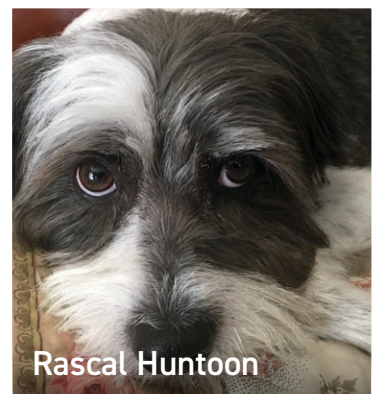
Paige Covi



Sir Rhinoceros Bates



Coco Quintel



Rascal Huntoon

Easy Roasted TOMATO RICOTTA PASTA



This creamy tomato pasta is a simple weeknight dinner made with roasted cherry tomatoes, garlic, ricotta, and herbs. Roasting the tomatoes brings out their sweetness, while ricotta creates a rich, velvety sauce. Crispy prosciutto adds a salty crunch, but you can leave it out for a vegetarian version.

INGREDIENTS

(SERVES 6)

- 1 tablespoon olive oil
- 3 cups cherry tomatoes
- 6–8 garlic cloves, smashed
- 2 tablespoons fresh thyme
- 1 tablespoon chopped rosemary
- Pinch of red pepper flakes
- Salt and black pepper
- 8 slices prosciutto (optional)
- 1/2 cup ricotta cheese
- 1 pound pasta (penne, rigatoni, or spaghetti work well)
- 2 tablespoons butter
- 1/2 cup shredded gouda cheese
- 1/3 cup grated parmesan cheese
- 1/2 cup fresh basil, chopped

INSTRUCTIONS

1. Roast the tomatoes

Preheat the oven to 425°F. On a baking sheet, toss the tomatoes with olive oil, garlic, thyme, rosemary, red pepper flakes, salt, and pepper. Lay the prosciutto on top if using. Roast for 15–20 minutes, until the tomatoes burst and the prosciutto turns crisp.

2. Blend the sauce

Remove the prosciutto and set aside. Add about two-thirds of the roasted tomatoes and garlic to a blender or food processor with the ricotta. Blend until smooth and creamy. Season to taste.

3. Cook the pasta

Bring a large pot of salted water to a boil and cook the pasta until al dente. Before draining, save about 1 cup of pasta water.

4. Build the sauce

In the same pot, melt the butter over medium heat until lightly golden. Stir in the tomato-ricotta sauce and about 1/2 cup reserved pasta water. Add the gouda and parmesan, stirring until melted and smooth.

5. Combine everything

Toss the cooked pasta into the sauce along with the remaining roasted tomatoes. Add more pasta water if needed to loosen the sauce.

6. Serve

Divide into bowls and top with crispy prosciutto, fresh basil, and extra parmesan.

This pasta is creamy, fresh, and packed with roasted tomato flavor. It is perfect for summer dinners or cozy evenings at home.



s'mores

-Brownie Bites-

Ingredients

- 4 graham crackers or $\frac{3}{4}$ cup graham cracker crumbs
- 2 tbsp unsalted butter, cut into 4 pieces
- 1 large egg
- $\frac{1}{2}$ cup natural, unsalted almond butter
- $\frac{1}{3}$ cup unsweetened applesauce
- $\frac{1}{4}$ cup dutch-processed cocoa powder
- $\frac{1}{3}$ cup light brown sugar
- 1 tsp vanilla extract
- $\frac{1}{2}$ tsp baking soda
- $\frac{1}{4}$ tsp salt
- $\frac{1}{4}$ cup all purpose flour or gluten-free flour blend
- $\frac{1}{4}$ cup mini chocolate chips
- 1 cup mini marshmallows

Instructions

1. Preheat oven to 350°F and line the mini muffin tin with 24 paper liners.
2. Place the whole graham crackers into a small ziplock bag. Close the bag tightly then use the bottom of a measuring cup or a small rolling pin to crush the graham crackers into crumbs.
3. Place the butter in a medium microwave-safe bowl then heat it in the microwave for 30 to 45 seconds until melted. Add the graham cracker crumbs to the bowl with the butter then carefully stir to combine. It should look like wet sand. Scoop 1 teaspoon of the buttered graham cracker crumbs into the bottom of each muffin cup. You should still

have some of the crumb mixture left to use for the top of the brownies. Use the back of the spoon to press the crumbs into the bottom of the cup to pack them down.

4. In a large bowl, stir together the egg, almond butter, applesauce, brown sugar, and vanilla. Add the baking soda, salt, cocoa powder, flour, and chocolate chips then stir to combine all your ingredients.

5. Using a tablespoon measuring spoon, scoop the brownie batter on top of each of the graham cracker crusts you made.

6. Press 2 or 3 mini marshmallows into the top of each brownie

then sprinkle with a pinch of the remaining graham cracker crumbs.

7. Using oven mitts, carefully place the muffin tin onto the center rack of your oven. Set a timer for 10 minutes and bake until the marshmallows are golden brown. If the marshmallows aren't browned and the brownie batter still looks wet, bake for 2 more minutes.

8. Carefully use oven mitts to remove the pan from the oven. Allow the brownies to cool in the pan for 15 minutes before removing them from the muffin tin. Enjoy!



Great for Parties!



Turtle

Ice Cream Dessert

This frozen dessert combines layers of chocolate cookie crust, creamy vanilla and chocolate ice cream, caramel sauce, pecans, and whipped topping. It's simple to assemble and perfect for make-ahead entertaining.

Ingredients

- 1 package (14.3 oz) chocolate sandwich cookies
- 1/4 cup melted salted butter
- 1.5 quarts vanilla ice cream, softened
- 2/3 cup caramel ice cream topping
- 1 cup chopped pecans
- 1.5 quarts chocolate ice cream, softened
- 1 container (8 oz) whipped topping

Instructions

1. Crush the chocolate sandwich cookies into fine crumbs using a food processor or by placing them in a sealed bag and crushing with a rolling pin.
2. Mix the crumbs with melted butter until evenly combined.
3. Reserve about 1/4 cup of the crumb mixture for the topping. Press the remaining crumbs firmly into the bottom of a deep 9x13-inch pan.
4. Spread the softened vanilla ice cream evenly over the crust.
5. Drizzle caramel topping across the vanilla layer and spread gently. Sprinkle half of the chopped pecans over the caramel.
6. Cover and freeze for at least 2 hours.
7. Spread the softened chocolate ice cream over the frozen caramel layer.
8. Add the whipped topping across the top. Finish with the reserved cookie crumbs and remaining pecans.
9. Freeze for at least 6 hours or overnight until firm.
10. Before serving, let the dessert sit at room temperature for 10-15 minutes to soften slightly for easier slicing. Serve with extra caramel drizzle if desired.



LEMON LAVENDER GIN RICKEY

INGREDIENTS

- 3 OZ GIN
- 4 OZ LEMON JUICE
- 2 TBSP HONEY
- 4 OZ SELTZER WATER
- 2 SPRIGS LAVENDER, FOR GARNISH
- 2 WEDGES OF LEMON, FOR GARNISH

DIRECTIONS

- Combine gin, lemon juice, and honey in an ice-filled cocktail shaker, shake vigorously.
- Divide between two glasses over fresh ice, then finish with a splash of seltzer.
- Top each with a lavender sprig and lemon slice.





ALAMO MARKET REPORT

LAST MONTH vs THIS MONTH

APRIL 2026	MAY 2026
HOMES SOLD 21	HOMES SOLD 17 ↓
DAYS ON MARKET 16	DAYS ON MARKET 11 ↓
AVERAGE LIST PRICE \$2,843,423	AVERAGE LIST PRICE \$2,942,991 ↑
AVERAGE SOLD PRICE \$2,976,982	AVERAGE SOLD PRICE \$2,954,576 ↓
LIST: SOLD RATIO 105%	LIST: SOLD RATIO 100% ↓
\$/SF \$974	\$/SF \$961 ↓

The market continued to be strong for sellers, with sold prices holding steady at the \$3M price point. Homes are selling quickly, reflecting continued buyer demand. With low inventory and fast market times, now remains an excellent time to sell.



ALAMO MARKET REPORT

LAST YEAR vs THIS YEAR

MAY 2025	MAY 2026
HOMES SOLD 19	HOMES SOLD 17 ↑
DAYS ON MARKET 14	DAYS ON MARKET 11 ↓
AVERAGE LIST PRICE \$2,620,000	AVERAGE LIST PRICE \$2,942,991 ↑
AVERAGE SOLD PRICE \$2,710,500	AVERAGE SOLD PRICE \$2,954,576 ↑
LIST: SOLD RATIO 103%	LIST: SOLD RATIO 100% ↓
\$/SF \$868	\$/SF \$961 ↑

Alamo homeowners gained an average of nearly a quarter of a million dollars in equity. Homes sold nearly 30% faster than last year, while sellers continue to get their asking prices. The luxury market remains highly resilient, making this an exceptional time to sell.



Fun Activities to Wrap Up Summer Your Way



R

STEAL AWAY FOR THE WEEKEND

Even a short getaway can feel like a full reset. Book a cabin, a beachside rental, or a fun hotel in a nearby town. A two-night trip is all it takes to shake up the routine and create a lasting summer memory.

RUNWAY READY: BACK-TO-SCHOOL EDITION

Turn the annual back-to-school clothing haul into a celebration. Have your kids model their new outfits in a mini fashion show, complete with commentary, a makeshift runway, and plenty of cheering. It's silly, fun, and secretly gets everyone excited for the first day.

DREAM UP YOUR FALL LIST

End summer by looking ahead. Sit down as a family or solo and brainstorm an autumn bucket list: apple picking, cozy movie nights, a Halloween costume, a hike to see the leaves. Having something to look forward to makes saying goodbye to summer a whole lot easier.

SUMMER ISN'T OVER UNTIL YOU SAY IT IS. GO MAKE IT COUNT!



M



Summer's final days don't have to slip by unnoticed. Make the most of what's left with these simple, memorable ways to close out the season in style.

There's no better way to savor summer than getting out on the water one last time. Whether you're swimming at a local pool, kayaking a nearby lake, or renting a paddleboard, soaking up those last warm rays on the water is practically a requirement before the season ends.

CATCH A BIG-SCREEN MOMENT

Summer blockbuster season won't last forever, so grab your crew and head to the movies before it's gone. Stock up on snacks, claim your favorite seats, and let yourself get lost in something fun on the big screen. It's an easy, affordable outing the whole family can look forward to.

TREAT YOURSELF

Make a dedicated stop at your favorite ice cream shop, snow cone stand, or smoothie spot. Don't overthink it. Just pick a place you've been meaning to try all summer and go. Consider it a sweet send-off to the season.

DISCOVER YOUR OWN BACKYARD

Play tourist in your own city for a day. Visit that museum you keep driving past, stroll through a neighborhood you've never explored, or check out a local landmark. You might be surprised how much there is to discover close to home.



KITCHEN CLEANING

Hacks

Summer is the perfect time to refresh your kitchen and tackle the messes that build up during busy seasons. With warmer weather, family gatherings, cookouts, and kids home from school, kitchens tend to see a lot more traffic, spills, crumbs, and clutter. These simple cleaning hacks can help make everyday cleanup faster and easier, so you can spend less time scrubbing and more time enjoying the season.

Use Lemon Steam to Clean Your Microwave

Fill a microwave-safe bowl with water and lemon slices, then heat it for several minutes until it steams. The moisture loosens stuck-on food and grease, making it easy to wipe clean without heavy scrubbing.

Polish Stainless Steel with Olive Oil

A few drops of olive oil on a microfiber cloth can remove fingerprints and streaks from stainless steel appliances. Buff gently for a cleaner, shinier finish.

Clean Your Blender in Seconds

Instead of scrubbing blender blades by hand, add warm water and a drop of dish soap, then blend for 15-20 seconds. Rinse thoroughly afterward.

Freshen Garbage Disposals with Frozen Lemon Cubes

Freeze vinegar and lemon slices in ice cube trays, then run the cubes through the disposal. The ice helps remove buildup while the lemon leaves a fresh scent.

Remove Burnt Food from Pots with Baking Soda

Add water and baking soda to a burnt pot or Dutch oven and simmer for several minutes. This loosens stubborn residue so it can be scraped away more easily.

Use Aluminum Foil to Scrub Cast Iron

Crumpled aluminum foil works as a gentle scrubber for cast iron pans. It removes stuck-on food without damaging the seasoning.

Place Coffee Grounds in the Fridge to Absorb Odors

Used coffee grounds naturally absorb unpleasant smells. Leave a small bowl in the refrigerator to help keep it smelling fresh.

Line Cabinet Tops with Wax Paper

Grease and dust often collect on top of kitchen cabinets. Lining the surface with wax paper makes cleanup easier. Simply replace the paper every few months.

Dust Ceiling Fans with a Pillowcase

Slide a pillowcase over each fan blade and pull it back slowly. The dust stays trapped inside the pillowcase instead of falling onto furniture or counters.

Cut One Corner Off a “Dirty Job” Sponge

Trimming a corner off one sponge helps distinguish it from your regular dish sponge. Use the marked sponge for messier cleaning tasks like floors or garbage cans.

With just a bit of time and effort, you can keep your kitchen fresh and welcoming without having to spend a fortune on specialty products. If your home is in need of repair or a deep cleaning requiring professional help, contact your local neighborhood specialist for recommendations and referrals.





SECRETS

TO A FASTER HOME SALE

Selling your home quickly doesn't have to be stressful. It just takes the right preparation. From pricing strategically to making a strong first impression, a few smart moves can mean the difference between a listing that lingers and one that sells fast.

01 - HIRE AN EXPERIENCED AGENT

A seasoned real estate professional knows your local market, has a network of buyers, and can guide you through negotiations. They often make the difference between a quick sale and a prolonged listing.

02 - PRICE IT RIGHT FROM THE START

An overpriced home sits on the market and grows stale. Research comparable sales in your area and set a competitive price that attracts buyers immediately.

03 - DEEP CLEAN EVERYTHING

Buyers notice. Scrub every surface, eliminate odors, and make the home feel fresh. A spotless home signals that the property has been well cared for.

04 - DEPERSONALIZE AND DECLUTTER

Remove family photos, personal collections, and excess furniture. Buyers need to envision themselves living there, not feel like guests in someone else's home. Less is almost always more.

05 - LET IN THE LIGHT

Open blinds, clean windows, and maximize natural light in every room. Bright spaces feel larger and more inviting.

06 - BOOST CURB APPEAL

First impressions happen before buyers walk through the door. Tidy the lawn, add mulch, paint the front door, and make sure the exterior looks sharp.

07 - INVEST IN PROFESSIONAL PHOTOGRAPHY

Most buyers start their search online, so your listing photos are your first showing. High-quality images can dramatically increase clicks and foot traffic.

08 - CONSIDER STAGING

Professionally staged homes tend to sell faster and for more money. Even simple staging such as rearranging furniture, adding fresh flowers, and neutralizing décor helps buyers connect emotionally with the space.

09 - REPAINT IN NEUTRAL TONES

Bold or dated wall colors can be a turn-off. A fresh coat of paint in warm whites or soft grays is inexpensive and makes rooms feel clean and move-in ready.

10 - BE FLEXIBLE WITH SHOWINGS

The more accessible your home is, the more buyers can see it. Accommodate evening and weekend requests whenever possible, serious buyers don't always shop on your schedule.

A little effort across these areas goes a long way toward a faster, smoother sale

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



You Need an Agent Who Has Seen Both Sides of the Market

Not every market is the same, and not every agent is equipped to navigate all of them.

A seller's market rewards speed and confidence. A buyer's market rewards patience and strategy. An agent who has only worked part time or only on one side doesn't have the full picture, and that can cost you.

The most effective agents have been through the cycles. They know when to push and when to hold. They understand how to price a home to generate competition, and how to write an offer that wins without overpaying. They've sat across the table in tough negotiations and come out ahead, not by luck, but because they know the playbook. The real estate market is constantly changing and a Neighborhood Expert knows how to navigate it for their clients.

Experience isn't just a selling point. In real estate, it's the difference between leaving money on the table and walking away with the best possible outcome.

When you're ready to buy or sell, choose an agent who has done it all, in all kinds of markets.

I would love to share my experience and successes with you. Call me today!



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



It was an absolute pleasure working with Andrea on the sale of our home. We had an aggressive timeline for getting the house on the market, and Andrea dove right in and delivered. Her marketing effort drove a ton of traffic and our home sold well over asking with multiple offers.

Charles and Jenni, Alamo



We highly recommend Andrea, she is very professional and was very helpful throughout the whole process of listing and selling our house. Andrea is a pretty aggressive agent with both Internet and direct marketing. She came on the market with several open houses and backed it up as promised with Internet advertising as well as other marketing. We received weekly updates from her and the results were amazing.

Dave and Ronda, Alamo



Andrea Scott did a fabulous job getting my house sold before it even went on the market. It sold for more \$200K over the asking price, and due to the sale speed she got me 30 days rent free so that I could pack. She is very efficient & an analytical whiz on the market and the Alamo area which is extremely important. She is the consummate professional.

Jane, Alamo



Andrea was a consummate professional in selling our home. She has very deep knowledge of the Alamo market and housing trends in general. She was very responsive and made the process of selling our home very smooth. She kept us calm as we were going through the entire process from listing to closing.

Curt, Alamo

About The Agency

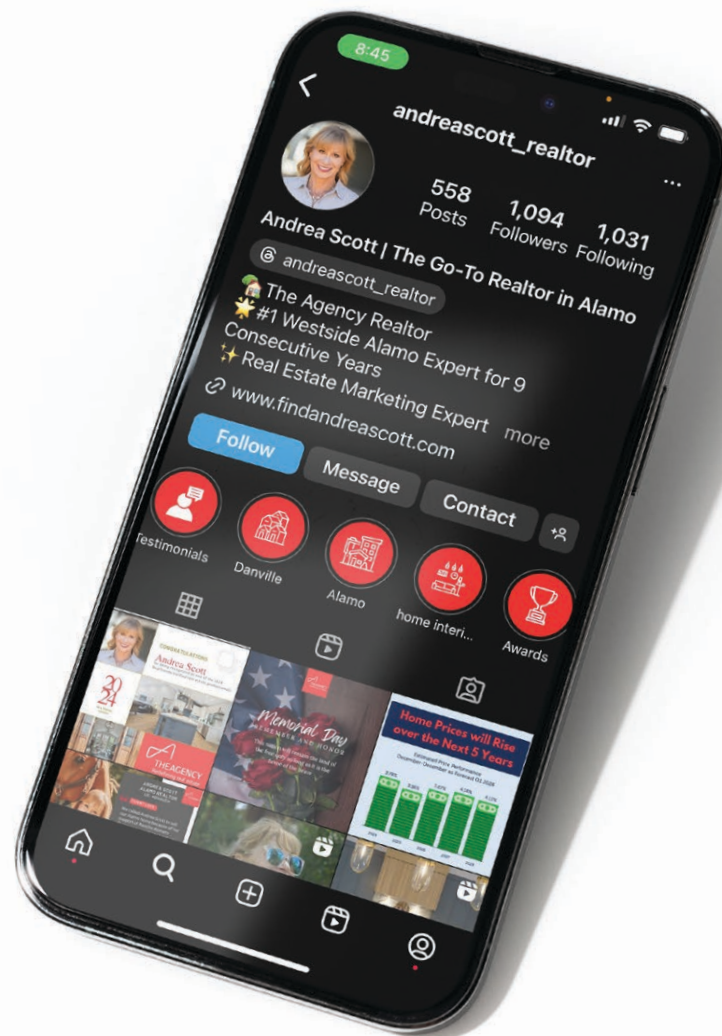
The Agency is a full-service, luxury real estate brokerage and lifestyle company representing clients worldwide in a broad spectrum of classes, including residential, new development, resort real estate, residential leasing and luxury vacation rentals.

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