



GALE RANCH NEWSLETTER

Real Estate Report

JUNE 2021

THE BILL & MIMI TEAM
Realtors®

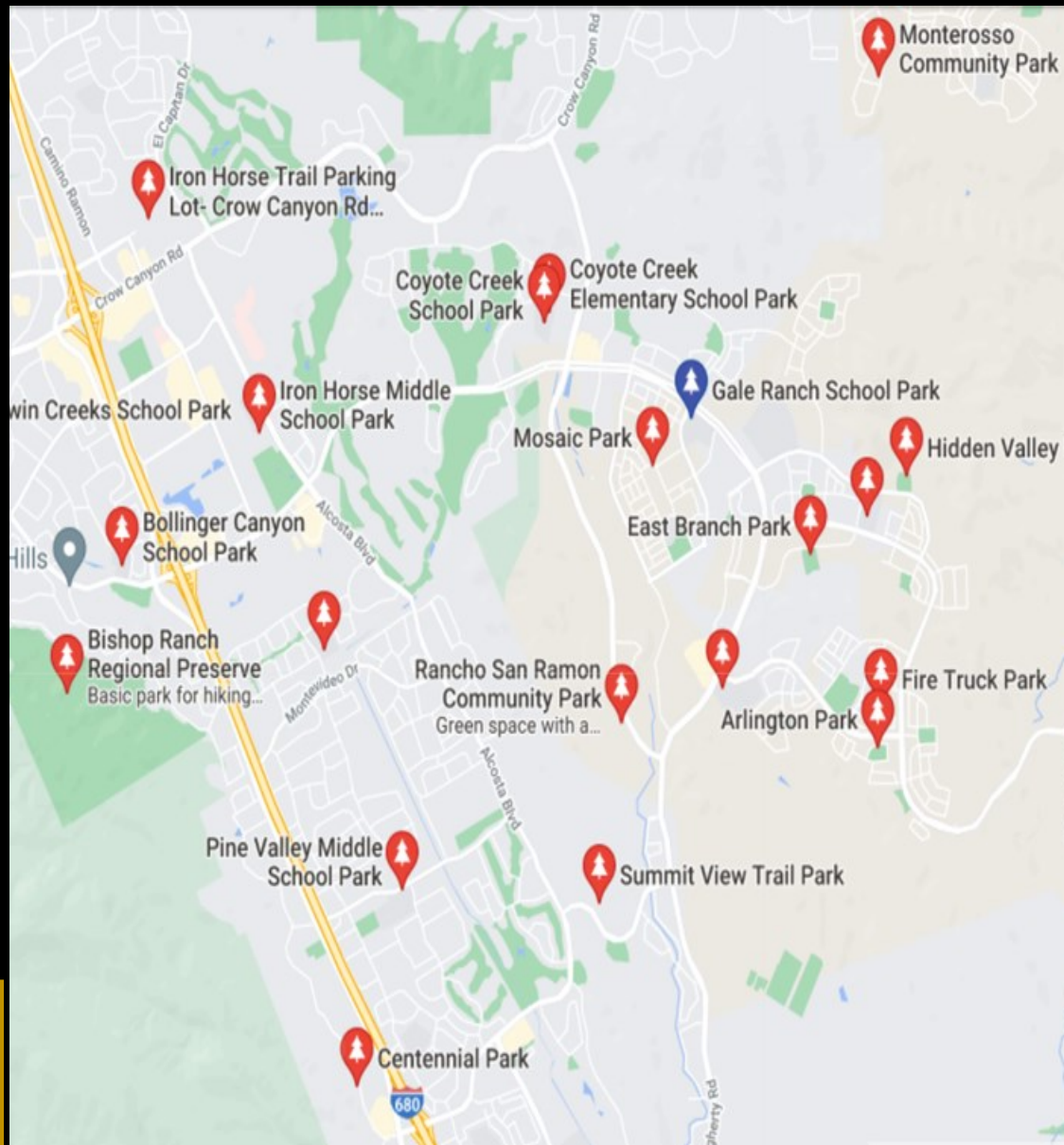
Getting back to normal! San Ramon Parks!

(925)785-1386

Bill Gunn DRE# 01340059
Mimi Volpe DRE# 01339742

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www.GunnRealtors.com



Gunn Realtors
BOUTIQUE AGENCY

**Not thinking of selling but
would like to know the value
of your home?**
*No problem, email us, and we
will email you our CMA for
your property.
No obligation!*

**If your property is listed with another broker, this is not intended as a solicitation of that listing.
Information deemed reliable, but not guaranteed.**

DETACHED: ACTIVE/SOLD MARCH-APRIL 26, 2021

ADDRESS	STATUS	LIST PRICE	SQ. FT.	BED/BATH	SOLD PRICE	SQ FT \$\$	CDOMLS
4262 ASTOR HOLLOW	NEW	\$1,390,000	2,478	4/3.5		\$561	11
2522 BASSWOOD	SOLD	\$1,538,000	2,809	4/3	\$1,710,000	\$609	14
1429 BAYBERRY VIEW	SOLD	\$1,398,000	2,501	4/4	\$1,550,000	\$620	3
2002 BAYPORTE WAY	ACTIVE	\$1,099,000	1,436	3/2.5		\$765	12
9712 BELLADOONA DR	PEND	\$1,215,000	1,647	3/2.5		\$738	5
9732 BELLADONNA DR	ACTIVE	\$1,199,000	1,623	3/2.5		\$739	31
3438 ROUNDTAIL WAY	SOLD	\$1,199,000	2,019	4/3	\$1,443,000	\$715	28
3528 ROUNDTAIL WAY	SOLD	\$1,150,000	1,606	3/2.5	\$1,250,000	\$778	0
9607 CAMASSIA WAY	SOLD	\$1,250,000	1,647	3/2.5	\$1,325,000	\$804	20
1181 S CHANTERELLA	SOLD	\$1,585,000	2,225	4/2.5	\$1,680,000	\$755	7
3586 CINNAMON RIDGE	SOLD	\$1,609,000	2,906	4/4.5	\$1,609,000	\$554	0
320 GOLDFIELD PLACE	PEND	\$1,359,900	1,996	3/2.5		\$681	15
336 GOLDFIELD PLACE	SOLD	\$1,508,000	2,534	4/3	\$1,625,000	\$641	11
339 GOLDFIELD PLACE	SOLD	\$1,149,000	1,996	3/2.5	\$1,400,000	\$701	7
345 GOLDFIELD PLACE	SOLD	\$1,348,000	2,378	4/3.5	\$1,400,000	\$589	5
3390 IRONWOOD DR	NEW	\$1,845,000	3,243	4/4		\$569	7
2343 MAGNOLIA BRIDGE	SOLD	\$1,575,000	2,857	4/3.5	\$1,620,000	\$567	25
2395 MAGNOLIA BRIDGE	PEND	\$1,625,000	2,743	4/3.5		\$592	2
2212 MAIDENHAIR WAY	SOLD	\$1,169,000	2,019	4/3	\$1,445,000	\$716	15
2306 MAIDENHAIR WAY	SOLD	\$1,179,000	1,770	3/2.5	\$1,321,000	\$746	23
4737 MALAYAN ST	PEND	\$1,349,000	2,478	4/3.5		\$544	7
4755 MALAYAN ST	SOLD	\$1,298,800	2,478	4/3.5	\$1,450,000	\$585	6
3023 MONTBRETIA WAY	SOLD	\$1,875,000	3,243	4/4	\$2,150,000	\$663	0
3136 MONTBRETIA WAY	SOLD	\$1,875,000	3,376	4/4/	\$2,025,927	\$600	12
2060 POINSETTIA ST	PEND	\$1,349,000	2,183	3/2.5		\$618	19
608 ROCK ROSE LANE	CS	\$1,949,000	3,871	4/3		\$503	24
5164 ROWAN DRIVE	PEND	\$1,550,000	2,171	4/5.5		\$714	13
3936 SAGEWOOD PLACE	SOLD	\$1,450,000	2,501	4/2.5	\$1,770,000	\$708	7
402 SILVERCROWN WAY	PEND	\$1,459,000	2,353	4/3		\$620	0
407 SILVERCROWN WAY	PEND	\$1,450,000	2,353	4/3		\$616	11
3139 SWEETVIOLET DR	PEND	\$1,550,000	2,222	3/3		\$698	1
1110 TRUMPET VINE LN	PEND	\$1,490,000	2,353	4/3		\$633	10
1131 TRUMPET VINE LN	SOLD	\$1,875,000	2,909	4/3.5	\$2,150,000	\$739	5
1164 TRUMPET VINE LN	PEND	\$1,650,000	2,909	4/3.5		\$567	5
7141 WATSONIA DRIVE	SOLD	\$1,599,000	3,175	4/3.5	\$1,938,888	\$611	8

The California Department of Public Health now permits In-person property showings/open houses under Covid-19. But indoor gathering capacity limitations are still in place based on the current colored tier of each county; Orange-Tier rules in Contra Costa County limit indoor capacity to 25% or 25 people, whichever is fewer. Agents must continue the use of PEAD forms. C.A.R. has not changed its showing guidance, and therefore, all other requirements remain, including using a PEAD form and digital sign-in for all showings. C.A.R. is working diligently to provide more specifics regarding this guidance so that REALTORS® are in full compliance.

Why a Boutique Real Estate Agency?

The whole premise is to offer more flexibility and incentives to our clients than larger real estate agencies. We adhere strictly to fulfilling our fiduciary obligations to our clients, always looking out for their best interest, not ours! For example, many larger agencies practice “pocket listings.” They notify their agents first, hoping to double-end the transaction, which would benefit the agency but not necessarily their clients. One of the critical elements to maximize purchase price is to maximize as much exposure as possible, “pocket listings” could limit your exposure!

**Thinking about selling, buying or leasing?
Please call Us! (925)785-1386**

You would be under no obligation, and we would be happy to explain our services and the great seller, buyer incentive packages that we are proud to offer!

GALE RANCH REAL ESTATE ACTIVITY SUMMARY

TYPE	AVG LIST PRICE	AVG SALE PRICE	PRICE SQ FT	CDOMLS
DETACHED	\$1,567,990	\$1,737,896	\$658.21	5
CONDO/TOWNHOUSES	\$967,538	\$1,080,378	\$547.08	6

CONDOMINIUMS AND TOWNHOUSES

ADDRESS	STATUS	LIST PRICE	SQ. FT.	BED/BATH	SOLD PRICE	SQ FT \$\$	CDOMLS
5051 BARRENDAR	NEW	\$1,149,000	2,254	4/4		\$510	6
1627 CEDARWOOD	SOLD	\$999,000	1,659	4/2.5	\$1,150,000	\$693	13
713 GALEMEADOW	PEND	\$998,000	2,011	3/2.5		\$496	14
4912 IVYLEAF SPRING	PEND	\$1,048,000	2,203	3/3		\$476	9
1014 S MONARCH	PEND	\$1,215,000	2,254	4/4		\$539	7
1056 S MONARCH	SOLD	\$950,000	1,839	3/3	\$1,138,000	\$619	20
7502 STONERIDGE	SOLD	\$950,000	2,203	3/3	\$1,028,888	\$467	2
7836 STONERIDGE	SOLD	\$949,800	2,158	3/3	\$1,050,000	\$440	6

The Bill & Mimi Team REALTORS®

*****ECRWSEDDM*****
LOCAL POSTAL CUSTOMER

PRST STD
U.S. POSTAGE
PAID
SAN RAMON, CA
PERMIT#308



JUNE 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

COMING SOON!

JULY 4, 2021 AT 5-8 P.M.
SAN RAMON CENTRAL PARK

FLEETWOOD MASK



www.fleetwoodmask.com f @FleetwoodMask i @FleetwoodMask

AMPHITHEATER, 12501 ALCOSTA

SAN RAMON SUMMER CONCERTS IN THE PARK

Sunday, July 11
Mercy & The Heartbeats
Pop Favorites 70's-Today



June Holidays

June 14th Flags Day

June 26th Father's Day

*Turnkey! Interested?
Call us for more information
3 Models available!*

Transparent Pricing

Quick Build System

Easy Process

Cedar ADU

Backyard homes, casitas, or in-law suites

Scandinavian Designed, California Inspired.

