



# GALE RANCH NEWSLETTER

## Real Estate Report

### JULY 2021

**THE BILL & MIMI TEAM**  
Realtors®

**(925)785-1386**

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Visit our Website

[www.GunnRealtors.com](http://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 obligations!**

# COMMUNITY GARAGE SALE

**JULY 24th**  
9 a.m. to 2 p.m.

**Sign-up Today!**

***Bill@GunnRealtors.com***

**925-785-1386**



**Please see page 4 for garage sale details!**  
**\*If your HOA doesn't allow garage sales please notify us!**

**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 MAY-JUNE 23, 2021**

<b>ADDRESS</b>	<b>STATUS</b>	<b>LIST PRICE</b>	<b>SQ. FT.</b>	<b>BED/BATH</b>	<b>SOLD PRICE</b>	<b>SQ FT \$\$</b>	<b>DOM</b>
208 ALKANITE CT	CS	\$1,780,000	2,790	4/3		\$638	4
1412 ASTERBELL DR	PEND	\$1,799,000	3,086	5/3.5		\$583	5
1523 ASTERBELL DR	SOLD	\$1,379,000	2,065	3/2	\$1,700,000	\$823	10
4262 ASTOR HOLLOW ST	PEND	\$1,390,000	2,478	4/3.5		\$561	25
223 AZALEA LN	PEND	\$1,599,000	2,426	4/3		\$659	10
1575 BAYBERRY VIEW LN	PEND	\$2,189,000	4,321	5/5.5		\$507	8
2002 BAYPORTE WAY	PEND	\$1,099,000	1,436	3/2.5		\$765	18
429 CALICO CT	PEND	\$2,288,000	\$594	5/4		\$594	18
3268 CARPENTER WAY	CS	\$1,550,000	2,235	4/3.5		\$694	19
3470 CINNAMON RIDGE RD	PEND	\$1,739,800	2<921	4/4.5		\$596	15
2053 ELDERBERRY DR	SOLD	\$2,800,000	5,572	5/5.5	\$2,800,000	\$503	0
2082 ELDERBERRY DR	ACTIVE	\$3,499,888	5,530	5/5.5		\$633	16
212 GLORY LILY CT	PEND	\$2,599,000	5,027	5/3.5		\$517	17
320 GOLDFIELD PLACE	SOLD	\$1,359,900	1,996	3/2.5	\$1,425,000	\$714	15
7079 HYACINTHUS LN	ACTIVE	\$1,350,000	2,171	3/2/2		\$622	13
3390 IRONWOOD DR	SOLD	\$1,845,000	3,243	4/4	\$2,050,000	\$632	8
107 LEARY CT	PEND	\$1,799,999	2,760	4/2.5		\$652	5
2081 LEMONWOOD CT	PSB	\$2,088,000	3,678	5/4.5		\$568	12
4737 MALAYAN ST	SOLD	\$1,349,000	2,478	4/3.5	\$1,450,000	\$585	7
3015 MONTBRETIA WAY	CS	\$2,498,000	3,243	4/4		\$770	1
2018 POINSETTIA ST	NEW	\$1,349,000	2,217	4/3.5		\$608	6
608 ROCK ROSE LANE	PEND	\$1,949,000	3,871	4/3		\$503	40
649 SHELLSILVER CT	PEND	\$1,699,000	2,657	4/3		\$639	8
409 SILVERCROWN WAY	PEND	\$1,375,000	1,996	3/2.5		\$689	16
6060 TIGERSIDE WAY	PEND	\$1,864,000	3,039	4/3		\$613	10
1110 TRUMPET VINE LN	SOLD	\$1,490,000	2,353	4/3	\$1,590,000	\$676	10
3101 WRANGLER RD	PEND	\$1,499,000	2,595	4/3		\$578	10
1040 ZEBRINA WAY	NEW	\$1,390,000	1,938	4/3		\$717	5
<b>Condo/Townhouse</b>							
5051 BARRENSTAR	PEND	\$1,149,000	2,254	4/4		\$510	10
2504 CEDARWOOD LP	PEND	\$1,225,000	1,692	4/2.5		\$724	15
1014 S MONARCH	SOLD	\$1,215,000	2,254	4/4	\$1,300,000	\$577	7
7438 STONELEAF RD	PEND	\$1,050,000	2,228	3/2.5		\$471	7
<b>TYPE</b>	<b>AVG LIST PRICE</b>	<b>AVG SALE PRICE</b>	<b>PRICE SQ FT</b>	<b>DOM</b>			
<b>DETACHED</b>	\$1,807,735	\$1,835,833	\$655.45	4			
<b>Condo/Townhouses</b>	\$1,159,750	\$1,300,000	\$539.04	7			

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## June 15 Reopening: Open Houses and Showings

Open Houses and Showings The California economy reopened on June 15 and, with limited exceptions, will return to normal operations. Will there be any restrictions on open houses or showings? The only legal restriction will be for wearing masks; otherwise, there will be no restrictions. No physical distancing will be required for attendees, guests, and customers. No cleaning. No posted rules of entry. And no PEADs or any other type of sign-in. No one will have to agree to an office prevention plan. No one will have to attest to their current health status. What will the rule be for wearing masks? The rule is: People must wear a mask indoors unless they are fully vaccinated. This follows the CDPH Guidance for Face Coverings (last updated on June 9, 2021). For fully vaccinated persons, it will make no difference that other unvaccinated persons are present indoors. As long as a person is fully vaccinated, that person need not wear a mask. Who announced to return the California economy to normal operations? The California Department of Public Health announced on May 21, 2021. See also the CDPH's information sheet called "Beyond the Blueprint Questions and Answers." What about the color-coded county tiers? What if my county is in red or purple? As of June 15, the system of color-coded county tiers will no longer be in effect. What about cities and counties? Can they continue to enforce more stringent local rules? If a locality does continue to enforce more restrictive rules, it will be prudent to follow them. My seller wants to require that everyone entering the property wear a mask or be vaccinated. Can the seller require this? Yes. The seller can set their own rules as to who will be admitted to the property. The seller can:

- Require all visitors to wear a mask.
- Require all visitors to be vaccinated or show a negative COVID test.
- Implement a vaccine verification to determine whether individuals are required to wear a mask.
- Provide information to all visitors regarding vaccination requirements and allow vaccinated individuals to self-attest that they comply prior to entry.

If your seller would like these rules implemented, you will need the seller's consent. Your office may require that the listing be formally amended. You may add optional language such as, "with the exception of \_\_\_\_\_." or "The following showing requirements shall be followed: \_\_\_\_\_." I

## SAN RAMON SUMMER CONCERTS IN THE PARK

Sundays at 5:30 pm

San Ramon Central Park Amphitheater

Free Admission

Join friends and family for a perfect summer evening in the San Ramon Central Park Amphitheater. Enjoy the best of the Bay Area's live bands. Bring a blanket or a low back lawn chair and be ready to rock the night away! \*Pre-registration for concerts may be required pending State and County guidelines. Food, wine, beer, soda, and water may be available for purchase pending State and County permitted guidelines. The Summer Concert Series is sponsored by the City of San Ramon, Chevron, and the San Ramon Arts Foundation. For more information, visit [www.sanramon.ca.gov/parks](http://www.sanramon.ca.gov/parks).

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

Sunday, July 18  
CC Seger  
Tribute to Bob Seger & Credence Clearwater Revival

Sunday, July 25  
Sona  
Classic Rock & Today's Hits



# The Bill & Mimi Team REALTORS®

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COMING SOON!

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

## JULY 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	12
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



## Community Garage Sale!

### July 24th!

Mark the date down, Sign-up early!

Please email your address and items for sale to:

[Bill-Mimi@GunnRealtors.com](mailto:Bill-Mimi@GunnRealtors.com)

(925)785-1386

### FLEETWOOD MASK



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AMPHITHEATER, 12501 ALCOSTA

## SAN RAMON SUMMER CONCERTS IN THE PARK

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



The more homes that participate, the more buyers will come! We have buyers that come from as far as Sacramento and San Francisco.

1. To make this community garage sale successful "Please Sign Up Early!!!"
2. Make sure that you list all of your major items for sale.
3. We will do all of the advertising for the community garage sale, i.e., newspaper ads, Craigslist with a link back to our website showing every participant, and allowing potential buyers to print out a list of participants.
4. We will put out garage sale signs to direct potential buyers to your homes.
5. In addition we will deliver maps showing where all participants are located. These maps should be given out to all potential garage sale buyers.