



WINDEMERE NEWSLETTER

Real Estate Report

JULY 2021

THE BILL & MIMI TEAM
Realtors®

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Getting back to Normal!

San Ramon Summer Concerts

In the park!

Sundays at 5:30 pm
San Ramon Central Park Amphitheater
Free Admission

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Sunday, July 11

Mercy & The Heartbeats
Pop Favorites 70's-Today



Sunday, July 18

CC Seger
Tribute to Bob Seger & Cre-
dence Clearwater Revival



Sunday, July 25

Sona
Classic Rock & Today's
Hits



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Visit our Website
www.GunnRealtors.com



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

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!

DETACHED: ACTIVE/SOLD MAY-JUNE 24, 2021

ADDRESS	STATUS	LIST PRICE	SQ. FT.	BED/BATH	SOLD PRICE	SQ FT \$\$	DOM
350 ADELAIDE HILLS CT	SOLD	\$1,699,000	2,827	4/3.5	\$1,750,000	\$619	0
3538 ALDWYCH WAY	PEND	\$1,425,000	2,384	3/3		\$598	4
201 ANGSLEY CT	NEW	\$1,999,000	3,836	4/4.5		\$521	0
2115 ARLINGTON WAY	PEND	\$1,369,000	1,952	3/2.5		\$701	19
1129 ARROWFIELD WAY	SOLD	\$1,500,000	2,778	4/2.5	\$1,500,000	\$540	0
150 AVALON CT	PEND	\$1,925,000	4,118	6/5		\$467	7
1761 BLAKESLEY DRIVE	SOLD	\$1,295,000	1,949	3/2.5	\$1,550,000	\$795	20
531 BYER COURT	SOLD	\$1,650,000	2,704	5/4	\$1,821,000	\$673	6
1519 CRAIGLEE WAY	NEW	\$1,249,000	1,646	3/2.5		\$759	3
2929 EMBLETON LN	PEND	\$1,799,000	3,231	5/3		\$557	10
1273 HALIFAX WAY	PEND	\$1,399,900	2,294	4/2.5		\$638	9
312 JAMIE CT	NEW	\$1,998,000	4,051	5/4.5		\$493	6
330 LANGTON CT	PEND	\$1,499,000	2,334	4/3		\$642	20
3321 MIDDLEBROOK WAY	PEND	\$1,790,000	3,223	5/3		\$555	15
2126 MORNINGTON LN	PSB	\$1,875,000	3,175	5/3		\$591	12
6250 MURDOCK WAY	CS	\$1,899,000	3,064	4/3		\$620	0
1818 PERCY LN	PEND	\$1,350,000	2,194	4/2.5		\$615	6
209 RIVERLAND COURT	SOLD	\$1,875,000	3,695	5/4	\$2,200,000	\$595	11
2515 TAMWORTH LN	PEND	\$1,899,888	3,824	5/4		\$497	7
800 THAYER CT	ACTIVE	\$1,980,000	3,853	6/5.5		\$514	17
1550 THURLOW WAY	ACTIVE	\$1,389,000	1,952	3/2.5		\$712	7
524 TYLERTON CT	PEND	\$1,875,000	3,827	4/3.5		\$490	3
3909 VERITAS WAY	ACTIVE	\$1,525,000	2,246	4/2.5		\$679	10
5769 WELLS LANE	PEND	\$1,968,000	3,794	5/3.5		\$519	4
Condos/Townhouses							
6337 BYRON LN	CS	\$1,180,000	2,347	4/3		\$503	2
3101 FIOLI LOOP	NEW	\$1,199,000	2,337	3/2.5		\$513	2
5302 FIOLI LOOP	NEW	\$1,098,000	2,140	3/2		\$513	6
12008 HARCOURT WAY	PEND	\$950,000	2,180	3/2.5		\$436	13
119 LANDSDOWNE LOOP	PEND	\$999,000	2,346	3/3		\$426	10
2115 WATERMILL RD	PEND	\$1,065,000	2,346	3/3		\$454	6
6111 YARDLEY LN	ACTIVE	\$1,180,000	2,347	4/3		\$503	11
6178 YARDLEY LN	SOLD	\$1,090,000	2,347	4/3	\$1,268,000	\$540	9

TYPE	AVG LIST PRICE	AVG SALE PRICE	PRICE SQ FT	DOM
DETACHED	\$1,675,271	\$1,764,200	\$644.62	3
CONDO/TOWNHOUSES	\$1,095,125	\$1,268,000	\$540.26	9

SHOULD I SELL, OR SHOULD I WAIT?

That's a great question that many homeowners are asking themselves, especially in this extremely hot seller's market. No one has a magic ball to answer this question. However, the only thing that we know for sure is the current market. Based on the available data, the market appears to be slowing down a tiny bit. Hopefully, our monthly sale reports help you make your decision easier. Combining Mimi's and my years in real estate, we have close to forty years of experience that could help you make your final decision of whether to sell or not.

Thinking about selling, buying, 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!

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 to comply before 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

The Bill & Mimi Team REALTORS®

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JULY 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	31

COMING SOON!

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



AMPHITHEATER, 12501 ALCOSTA

CEDAR ADU



BLACKHAWK SUMMER CONCERTS

7/12 – Tainted Love– Rock out to this 80's Band and dance to the music of your past!

7/19 – Caravanserai Band– The Santana Tribute. They are the most widely known and traveled Santana Tribute Band in the Land.

7/26 – The Cheeseballs– A high energy dance band with thousands of successful shows under their belt. Soulful, funky and at the top of the list of go-to bands for special events of any nature.

*Get the best seat in the house and party like a Rockstar at the VIP Lounge!
For a VIP package, contact Blackhawk Plaza!*

VIP Package includes:

- Premium Seating
- 2019 Concert T-Shirt
- Designated Parking Spot
- One Complimentary Drink Voucher
- VIP Waitress

*VIP Tickets are \$50 per person, per concert. VIP Lounge is 21 Years and up.
Limited availability.*