



January Newsletter
Volume LXIX Issue 1

Fiesta Bee

A Monthly Newsletter for the Fiesta Gardens Homes Association, San Mateo, CA
PO Box 5288, San Mateo CA 94402

www.FiestaGardensHoa.com
editor@fiestagardenshoa.com

President's Message

By Paul McCann

Happy New Year! We here at the Fiesta Gardens Homes Association would like to wish you and your families a very Happy 2025.

As we turn the page on 2024 and bring on 2025, I reflect on the Japanese New Year's tradition of Osoji. The end of the year and beginning of the next is best summed up as "Out with the old, In with the new!" The amazing new years tradition signifies a time to remove last year's negativity and make way for positive fortune in the coming year. In Shiki-shi, Saitiama, Japan, local families would stroll over to the local temple where they had a large bonfires burning in the courtyard. Folks would throw an object representing the last year obstacles / stresses into the fire and say, "Out with the old, In with the new." While I don't think Central Fire would appreciate a large bonfire behind the Tennis courts, the symbolic act of saying good riddance to last year's stresses and a new fresh start is certainly welcomed.

So here we go 2025! Looking forward to seeing folks at the association meeting in the Cabana on Jan 8th. We are looking forward to a local member to step up and join the Board as Civic Board Member. We would love a civic-minded neighbor to keep us abreast of legislation and developments that would have an impact on our little community. Hope to see you all around the neighborhood.

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage
www.FiestaGardensHoa.com



The next Board meeting will be
Wednesday, January 8
7PM at the Cabana

FGHA Board of Directors

President
Paul McCann president@fiestagardenshoa.com

Vice President
Christina Saenz vp@fiestagardenshoa.com

Civic Affairs civic@fiestagardenshoa.com

Park Director parks@fiestagardenshoa.com

Pool Operations
Steve Stanovcak poolops@fiestagardenshoa.com

Pool Maintenance
Steve Muller poolmtc@fiestagardenshoa.com

Social Director
Laurel Kent social@fiestagardenshoa.com

FGHA Staff

Treasurer
Vicky Nguyen treasurer@fiestagardenshoa.com

Secretary
Pam Miller secretary@fiestagardenshoa.com

Bee Editor
Eleni Hulman editor@fiestagardenshoa.com

Webmaster
Mariano Saenz webmaster@fiestagardenshoa.com

Social Director's Report

By Laurel Kent

Happy Holidays Everyone! Thank you for your participation in our social events this year. We hope you all enjoyed them as much as we did!

We looking forward to planning more fun and engaging community events in the New Year!

- Your Social Committee



The HOA have been moving away from ManageCasa due to issues with their platform. The Dues have been increased to \$518.40 Per Unit. Upon request, the HOA can accept monthly payments of \$47.50 Per Unit. Payments can be paid:

1. Electronically with a debit or credit card via a QuickBooks invoice. Please reach out to treasurer@fiestagardenshoa.com to pay electronically.
2. Via a check payable to Fiesta Gardens Homes Association and mailed to:

FGHA
PO Box 5288
San Mateo, CA 94402

If you've paid via ManageCasa, thank you for the prompt payment. The payment will be applied to the Quickbooks Invoice, and the QuickBooks invoice will reflect the payment and the new amount due.

You can fill out the Roster Update form on the website: <https://www.fiestagardenshoa.com/register.html> if your information has changed. Don't forget to indicate the number of adults and children who will need pool wristbands.

A LATE CHARGE OF 10% WILL BE CHARGED STARTING FEBRUARY 1, 2025

Sincerely,
The Board of Directors,
Fiesta Gardens Homes Association

MONTHLY CALENDAR

FIESTA GARDENS

January 8
FGHA Board Meeting
7 p.m., at the Cabana

Until January 12, 2025
San Mateo on Ice - Central Park

January 15
Deadline to get articles and ads to Bee Editor.

Experience the Wonder of Ice Skating in San Mateo! San Mateo on Ice offers daily recreational ice skating, parties, private ice time and special event bookings.

SAN MATEO

January 13, 21
City Council Special Meeting/Meeting
Where: Please see [Public Meeting Portal](#) for details.

Where: Central Park, 50 E. 5th Ave., San Mateo
See [ON ICE RINKS](#) for more information on times and pricing.

When: 5:30 PM - 7:00 PM (Special Meeting)
7:00 PM - 9:00 PM (regular Meeting)

<https://onicerinks.com/>

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
November 2024

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
<u>Operating Revenue</u>							
0.00		0.00	Regular Assessments	244,080.00	242,352.00	1,728.00	242,352.00
60.00	60.00	0.00	Bee Ads	750.00	660.00	90.00	720.00
0.00	0.00	0.00	Swim School	15,910.00	17,000.00	(1,090.00)	17,000.00
250.00		250.00	Clubhouse Rental (Pool Party)	9,690.00		9,690.00	12,500.00
310.00	60.00	250.00	Subtotal	270,430.00	260,012.00	10,418.00	273,472.00
<u>Interest, Late Charges, Collection Fees</u>							
0.61	8.33	(7.72)	Interest Inc - Operating Fund	154.17	91.67	62.50	100.00
48.85	83.33	(34.48)	Interest Inc - Repl. Res. Fund	1,707.53	916.67	790.86	1,000.00
0.00	83.33	(83.33)	Late Charges	482.10	916.67	(434.57)	1,000.00
		0.00	Collection Charges	262.20		262.20	
49.46	175.00	(125.54)	Subtotal	2,606.00	1,925.00	681.00	2,100.00
			Special Assessment Cabana Rebuild	200.00			
0.00	0.00	0.00	Emergency Assessment	92,565.00	0.00	92,565.00	0.00
\$ 359.46	\$ 235.00	\$ 124.46	Total Income	\$ 365,801.00	\$ 261,937.00	\$ 11,099.00	\$ 275,572.00
EXPENSES							
<u>Lifeguard Expense</u>							
121.45	0.00	(121.45)	Lifeguards	55,541.85	55,000.00	(541.85)	55,000.00
0.00	441.67	441.67	Insurance Exp - WIC	3,042.11	4,858.33	1,816.22	5,300.00
11.96	0.00	(11.96)	Payroll Taxes	5,715.60	6,000.00	284.40	6,000.00
94.00	145.83	51.83	Payroll Service	1,819.00	1,604.17	(214.83)	1,750.00
227.41	587.50	360.09	Subtotal	66,118.56	67,462.50	1,343.94	68,050.00
<u>Pool Expense</u>							
1,482.85	1,100.00	(382.85)	Pool & Spa - Monthly Service	14,389.17	12,100.00	(2,289.17)	13,200.00
280.00	416.67	136.67	Pool & Spa - Chemicals	2,533.75	4,583.33	2,049.58	5,000.00
0.00	375.00	375.00	Pool & Spa - Repairs	13,044.03	4,125.00	(8,919.03)	4,500.00
0.00	333.33	333.33	Pool & Spa - Supplies & Other	3,838.68	3,666.67	(172.01)	4,000.00
1,762.85	2,225.00	462.15	Subtotal	34,465.59	25,325.00	(9,140.59)	27,550.00
<u>Park Expense</u>							
650.00	650.00	0.00	Landscape-Contract	7,150.00	7,150.00	0.00	7,800.00
	500.00	500.00	Common Area - Maintenance	17,660.08	5,500.00	(12,160.08)	6,000.00
0.00	55.00	55.00	Pest Control	722.96	605.00	(117.96)	660.00
0.00	833.33	833.33	Cabana Supplies and Equipment	12,805.47	9,166.67	(3,638.80)	10,000.00
0.00	83.33	83.33	Tennis Court- Service & Repair	870.47	916.67	46.20	1,000.00
650.00	2,121.67	1,471.67	Subtotal	39,208.98	23,338.33	(15,870.65)	25,460.00
<u>Utilities</u>							
60.29	625.00	564.71	Gas	7,842.62	6,875.00	(967.62)	7,500.00
1,842.38	1,000.00	(842.38)	Electricity	12,977.93	11,000.00	(1,977.93)	12,000.00
192.93	208.33	15.40	Refuse	2,327.73	2,291.67	(36.06)	2,500.00
272.40	275.00	2.60	Telephone & Internet	2,993.88	3,025.00	31.12	3,300.00
2,041.45	1,833.33	(208.12)	Water	21,817.35	20,166.67	(1,650.68)	22,000.00
110.00		(110.00)	Clubhouse Facilities	1,905.28		(1,905.28)	0.00
4,519.45	3,941.67	(577.78)	Subtotal	49,864.79	43,358.33	(6,506.46)	47,300.00
<u>Administrative Expenses</u>							

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
November 2024

Current Period			Description	Year To Date			2024 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
0.00	2,590.00	2,590.00	Audit & Tax Preparation	2,645.00	1,500.00	(1,145.00)	1,500.00
0.00	16.67	16.67	Civic Expenses	99.00	183.33	84.33	200.00
0.00	83.33	83.33	Collection Expenses	0.00	916.67	916.67	1,000.00
299.66	333.33	33.67	D & O Ins. Expense	3,296.32	3,666.67	370.35	4,000.00
1,298.92	1,458.33	159.41	Insurance Expense	13,319.77	16,041.67	2,721.90	17,500.00
21.91	41.67	19.76	Mallings, Postage & Copies	145.53	458.33	312.80	500.00
0.00	416.67	416.67	Meeting Expenses/Social Functions	2,940.84	4,583.33	1,642.49	5,000.00
425.00	425.00	0.00	Newsletter Editor	4,675.00	4,675.00	0.00	5,100.00
44.43	25.00	(19.43)	Newsletter Postage/ Printing	702.50	275.00	(427.50)	300.00
316.30	208.33	(107.97)	Office Supplies	3,323.77	2,291.67	(1,032.10)	2,500.00
42.88	158.33	115.45	Payment Processing Fees	5,261.21	1,741.67	(3,519.54)	1,900.00
	83.33	83.33	Permits & License	40.00	916.67	876.67	1,000.00
1,495.00	0.00	(1,495.00)	Professional Services	116,616.59	30,000.00	(86,616.59)	30,000.00
	8,333.33	8,333.33	Reserve Study	1,495.00	9,166.67	7,671.67	10,000.00
300.00	300.00	0.00	Secretary	3,300.00	3,300.00	0.00	3,600.00
0.00	125.00	125.00	Taxes - Income	0.00	1,375.00	1,375.00	1,500.00
0.00	1,250.00	1,250.00	Taxes - Property	8,720.86	13,750.00	5,029.14	15,000.00
2,000.00	1,000.00	(1,000.00)	Treasurer	21,000.00	11,000.00	(10,000.00)	12,000.00
0.00	25.00	25.00	Web Site	275.88	275.00	(0.88)	300.00
6,244.10	16,873.33	10,629.23	Subtotal	187,857.27	106,116.67	(81,740.60)	112,900.00
\$ 13,403.81	\$ 25,749.17	\$ 12,345.36	Total Expenses	\$ 377,515.19	\$ 265,600.83	\$(111,914.36)	\$ 281,260.00
\$ (13,044.35)	\$ (25,514.17)	\$ 12,469.82	Net Income	\$ (11,714.19)	\$ (3,663.83)	\$ (8,050.36)	\$ (5,688.00)

Income & Expense Statement

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
0.00		0.00	Special Assessments	1,368,750.00	1,300,000.00	68,750.00	1,300,000.00
0.00		0.00	Brick Fundraiser	27,175.00		27,175.00	
\$ 0.00	\$ 0.00	\$ 0.00	Total Income	\$ 1,395,925.00	\$ 1,300,000.00	\$ 95,925.00	\$ 1,300,000.00
\$ 0.00	\$ 0.00	\$ 0.00	Gross Profit	\$ 1,395,925.00	\$ 1,300,000.00	\$ 95,925.00	\$ 1,300,000.00
EXPENSES							
0.00		0.00	Cabana Rebuild - Contract	1,491,511.51	1,502,547.00	11,035.49	1,502,547.00
0.00		0.00	Cabana Rebuild - Allowance Items	134,421.40	70,000.00	(64,421.40)	70,000.00
0.00		0.00	Cabana Rebuild - Other Expenses	129,297.77	60,250.00	(69,047.77)	60,250.00
0.00		0.00	Permits and Fees	30,272.07	30,000.00	(272.07)	30,000.00
0.00		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
0.00	0.00	0.00	Brick Fundraiser Expenses	4,514.31	0.00	(4,514.31)	
\$ -	\$ -	\$ -	Total Expenses	\$1,802,559.60	\$ 1,675,797.00	\$(126,762.60)	\$1,675,797.00
\$ -	\$ -	\$ -	Net Income	\$ (406,634.60)	\$ (375,797.00)	\$(30,837.60)	\$ (375,797.00)

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of November 30, 2024

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	23,780.13
Cash - Reserve Fund	23,545.95
Cash - Cabana Rebuild	
Accounts Receivable (Regular Assessment)	5,833.00
Accounts Receivable (Emergency Assessment)	13,254.00
Accounts In Collection	19,289.60
Construction Refundable Deposit	0.00
Other Current Assets	20,173.47
TOTAL CURRENT ASSETS	\$ 105,876.15
 FIXED ASSETS	
New Cabana Costs to Date	1,787,179.04
HOA All in One Property Management System	5,525.00
TOTAL FIXED ASSETS	\$ 1,792,704.04
 TOTAL ASSETS	\$ 1,898,580.19
 LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	2,996.78
Accrued Expenses	2,846.92
Construction Contract Retention Payable	7,375.00
TOTAL LIABILITIES	\$ 13,218.70
FUND BALANCE	
Current Year Net Income/Loss	1,897,075.68
	(11,714.19)
TOTAL FUND BALANCE	\$ 1,885,361.49
 TOTAL LIABILITIES AND EQUITY	\$ 1,898,580.19

FGHA BOARD MEETING – November 13, 2024

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:28pm when there was a quorum. Board Members in attendance were, Steve Stanovcak – Pool Operations, Steve Muller -- Pool Maintenance, Paul McCann – President, and Christina Saenz – Vice President.

October 9th Minutes– On a motion duly made and seconded and approved by all Board Members, the October 9th minutes were approved.

Financial /Vicky Nguyen

- October operating expenses are \$31,800. Included in this is \$11,300 in legal fees, and \$3,500 for the common area.
 - Cash in operating account is \$2,600.
 - Cash in reserve and cabana fund account is \$53,500. Vicky will be transferring funds from the Reserve Account to the Operating Account.
 - No dues collected in October. \$239,900 collected thus far at the end of October. This is 98% of the total.
 - We have collected \$76,900 which is 83% of the \$92,600. in emergency assessments. Notice's will be sent out to those who have not paid.
 - No members in October paid the special assessment in full. Two Members are making monthly payments and 2 are in collections. 485 members have paid in full.
 - No brick sales in October.
- Continued on page 8*
- The HOA received our annual property taxes. Last year they were \$13,000, this year our property taxes are \$57,500. The main reason they are higher is due to a water leak we had for the past year, and we are being charged sewer fees. The property taxes are being appealed and we are sending all the paperwork to show things have been fixed.
 - The Board needs to look over the budget for next year and present it to the Members.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- We have members booking the pool over the holidays. So far 6 parties are booked in November.
- The rental application is on our website under pool documents. During the off season you can book the pool during the day or evening and book your time.

Civic/Rich Neve - Not in attendance

Social Director/Laurel Kent - Not in attendance

- Turkey Trot is 9:00am on Thanksgiving.

Parks Director/Roland Bardony

- There are sensors in the sprinklers, so we know if and when we have a leak.

Pool Maintenance/Steve Muller – Nothing to report.

Christina Saenz/Vice President – Nothing to report.

Paul McCann /President - Nothing to report.

NEW BUSINESS

Reserve Study

You can find the results of our Reserve Study on our website. The study considers our funds and if we are well funded. Our last study was in 2013. We have \$7,000 in our reserve fund. They recommend we have \$566,655.

They recommend that we put \$103,500 at the end of each year into our reserve fund. The risk of a special assessment is high. We could do a one-time assessment of \$200.00 per unit. Which would give us \$115,000 and help get us started. This is assuming all units paid. Our track record is not good getting all units to pay. The items that are highlighted in yellow on the Reserve Study need to be done in 2025-2026. Page 17 of the reserve breaks it down; the pool area alone requires \$117,080 in work.

We are hoping to get some legal fees back. Not sure when and if that will happen. The person is filing an appeal.

OLD BUSINESS

Cabana and Pool

We had a different inspector at our last meeting. He found about 8 more things that need to be done. It should take about 4 days to finish. So, we are still waiting for our final inspection.

The solar should be done soon as well. The HVAC needs to be checked as well. All Items that are left are small.

Miscellaneous Business and Comments

The next Meeting will be held on Zoom as well as come and join us in the cabana. Wednesday, December 4th, at 7pm.

The meeting was adjourned at 7:48pm.

FGHA BOARD MEETING – December 4, 2024

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting was called to order at 7:03pm. Board Members in attendance were, Steve Stanovcak – Pool Operations, Laurel Kent-Social Director, Roland Bardony-Parks Director, Paul McCann-President and Christina Saenz – Vice President. Rich Neve-Civics Director joined the meeting late.

November 6th Minutes– On a motion duly made and seconded and approved by all Board Members, the November 6th minutes were approved.

Financial /Vicky Nguyen

- November operating expenses are \$13,400.
- Cash in operating account is \$23,800.
- Cash in reserve and cabana fund account is \$23,500.
- No dues collected in November. \$239,900 collected thus far. This is 98% of the total.
- We collected \$2,300 in Emergency Assessments in November. We have collected \$79,300 so far, which is 86% of the total. We still need to collect \$13,300 more.
- No Special Assessments were collected in November. Two Members are making monthly payments and 2 are in collections. 485 members have paid in full.
- No brick sales in November.
- Our annual property taxes are \$57,500 this year vs \$13,000 last year. This is primarily from the sewer fees of \$52,000. We are still in dispute over this so property taxes are not yet shown in the financials.

We will need to decide if we are going to send the properties that have not paid the emergency assessment to ASAP Collections. We are still incurring legal fees as we try to collect on the lawsuit.

BOARD REPORTS**Pool Operations/Steve Stanovcak**

- Everything is fine regarding the pool.

Civic/Rich Neve – Nothing to report**Social Director/Laurel Kent**

- The Turkey Trot was a great success. We had 75-80 people participate.
- On December 21st we will have our Holiday Light Party at the cabana. It will be lots of fun with hayrides, cookie decorating and homes will be judged. If you would like to be a judge or help, please contact Laurel.

Parks Director/Roland Bardony

- Thank you, Laurel, for bringing back the Turkey Trot.
- The park is great.
- This is Rolands' last meeting as a Board Member.

Pool Maintenance/Steve Muller Not in attendance.**Christina Saenz/Vice President – Nothing to report.****Paul McCann /President**

- It is so great to see so many homes that have put holiday lights up already.

NEW BUSINESS**2025 Proposed Budget**

There will be a 20% increase in our yearly dues this year, which will be \$518.40. We kept most costs the same or flat with a 3% increase for inflation.

MINUTES from page 7

On a motion duly made and seconded and approved by all Board Members, the 2025 budget was passed with the lifeguards included for now.

New Special Assessment

Even with the dues increase we will be falling short on our budget, and we will need to do a special assessment. The Reserve Study pointed out many items that need to be updated as well as the need to beef up our reserve fund. Our pool is out of compliance and will need a lot of work done to bring it up to code. There is a discussion about not having Lifeguards, they are a huge part of our budget, \$66,000 and not having them would help with our shortfall. If we decide not to have lifeguards it will not increase our insurance, and we will need to make sure we have proper signing. People are concerned about this and the liability it may cause the association. Another thought was that we have residents sign a waiver to get their pool wrist bands. We would then need to figure out how to handle guests swimming at the pool. Maybe we would have someone at the front desk at the pool that would have them sign a waiver. No matter what, there would be someone at the front desk when the pool is open. It will not be a lifeguard. We will check again with our attorney as well and ask if a waiver would protect us. Steve Stanovcak will check with the City and Environmental Health Department to see what their recommendations are. If we were able to start some of the pool repairs, it wouldn't be until next October. We will also be looking into including a cleaning fee in the rental of the cabana.

On a motion duly made and seconded and approved by all Board Members it was decided to proceed with a special assessment.

There will be 3 one-time special assessment options that we will have homeowners vote on. 1. \$205.00 2. \$250.00 or 3. \$300.00. Most Board Members felt they were willing to pay \$300.00. Vicky recommends at least doing number 2 or 3. The three options will be sent out in the future for a vote.

Reserve Study

You can find the results of our Reserve Study on our website. The study considers our funds and if we are well funded. Our last study was in 2013. We have \$7,000 in our reserve fund. They recommend we have \$566,655.

They recommend that we put \$103,500 at the end of each year into our reserve fund. The items that are highlighted in yellow on the Reserve Study need to be done in 2025-2026. Page 17 of the reserve breaks it down; the pool area alone requires \$117,080 in work.

OLD BUSINESS

Cabana and Pool

The final inspection should have happened today, December 4th. We have not heard anything so far.

Miscellaneous Business and Comments

The next Meeting will be Wednesday January 8th, 2025, at 7:00pm on Zoom or join us in the cabana. The meeting was adjourned at 8:18pm.



**Fiesta Gardens Homes Association
Monthly Board Meeting Agenda
Wednesday, January 8, 2025
7:00 PM**

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Vicky Nguyen
4. Board Reports:
 - a. Civic –
 - b. Social – Laurel Kent
 - c. Parks –
 - d. Pool Maintenance – Steve Muller
 - e. Pool Operations – Steve Stanovcak
 - f. Vice President – Christina Saenz
 - g. President – Paul McCann
5. New Business
 - a. Cabana pricing
6. Old Business
 - a. Timing of both dues billing and late fee
 - b. Cabana update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed



REALTOR®, EPRO, SFR, RCS-D ~ Top Listing Agent in Fiesta Gardens!

Coldwell Banker International President's Circle



A YEAR IN REVIEW!



As we bid farewell to the holiday season, I hope this message finds you well and that you had a joyous time celebrating with family and friends. The festive spirit and warmth of the season always remind us of the importance of home—a place where memories are made and cherished. As we look ahead to 2025, it's an exciting time to reflect on the real estate opportunities that await in our vibrant community. Whether you're considering selling to relocate, upgrading to a larger space, or looking at investing in property, this year presents new possibilities for achieving your dreams.

This past year has been an active one for real estate in Fiesta Gardens, and I'm thrilled to share a recap of sales in our neighborhood. With charming single-family homes, Fiesta Gardens has continued to attract buyers drawn to its welcoming atmosphere and convenient location. If you're curious about how the market has performed or are thinking about making a move, I'm here to help! Call me to discuss your real estate goals for 2025 and beyond. Whether you're buying, selling, or simply exploring your options, I'm committed to making the process smooth, successful, and tailored to your needs. Put my knowledge and marketing strategies in place to reach your goals.

Happy New Year!

2024 FIESTA GARDEN SALES RECAP

#	ID #	Status	Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE	SP%LP
Listings: SOLD															
1	CRSW24003746	S	1077 Fiesta Drive	San Mateo	3	2 0	29	1,240	\$1,362.90	5,600 (sf)	\$1,550,000	69	\$1,690,000	03/01/24	109%
2	ML81956935	S	2255 Kent Street	San Mateo	3	2 0	8	1,380	\$1,087.68	5,225 (sf)	\$1,249,000	68	\$1,501,000	03/29/24	120%
3	ML81962977	S	2223 Springfield Way	San Mateo	4	2 0	14	1,804	\$1,136.36	5,050 (sf)	\$1,888,000	68	\$2,050,000	06/12/24	109%
4	ML81964475	S	2222 Portsmouth Way	San Mateo	3	2 0	20	1,530	\$1,153.59	5,000 (sf)	\$1,798,888	68	\$1,765,000	07/31/24	98%
5	ML81965558	S	2224 Salisbury Way	San Mateo	3	3 0	128	1,380	\$1,182.70	5,859 (sf)	\$1,648,000	68	\$1,632,120	10/28/24	99%
6	ML81967787	S	2056 Trinity Street	San Mateo	3	2 0	6	1,430	\$1,171.33	5,050 (sf)	\$1,398,000	70	\$1,675,000	07/03/24	120%
7	ML81975810	S	2235 Southampton Way	San Mateo	3	2 0	27	1,530	\$1,091.50	5,000 (sf)	\$1,788,000	68	\$1,670,000	09/30/24	93%
8	SF42400632	S	1077 Fiesta Drive	San Mateo	3	2 0	37	1,240	\$1,362.90	5,600 (sf)	\$1,550,000	69	\$1,690,000	03/01/24	109%
9	SF424055876	S	850 Bermuda Drive	San Mateo	3	2 0	13	1,270	\$1,476.38	5,252 (sf)	\$1,780,000	70	\$1,875,000	09/16/24	105%
10	SF424065826	S	1059 Fiesta Drive	San Mateo	3	2 0	10	1,210	\$1,406.61	5,243 (sf)	\$1,475,000	69	\$1,702,000	10/16/24	115%

Med	17	1,380	\$1,177.01	5,234 (sf)	\$1,599,000	69	\$1,690,000	109%
Min	6	1,210	\$1,087.68	5,000 (sf)	\$1,249,000	68	\$1,501,000	03/01/24 93%
Max	128	1,804	\$1,476.38	5,859 (sf)	\$1,888,000	70	\$2,050,000	10/28/24 120%
Avg	29	1,401	\$1,243.20	5,288 (sf)	\$1,612,489	69	\$1,725,012	108%

10	Total Listings	Average for all:	29	1,401	\$1,243.20	5,288 (sf)	\$1,612,489	69	\$1,725,012	108%
		Median for all:	17	1,380	\$1,177.01	5,234 (sf)	\$1,599,000	69	\$1,690,000	109%

		Mn	Max	Avg	Med
Quick Statistics	List Price	\$1,249,000	\$1,888,000	1,612,488.80	\$1,599,000
	Sale Price	\$1,501,000	\$2,050,000	1,725,012.00	\$1,690,000
	Sale / List	93%	120%	108%	109%

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