



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 Steve Strauss

Happy New Year Fiesta Gardenites! Hope your celebration was fun and safe.

Our friend (not), Omicron, continues to wreak havoc on our daily lives. Someday soon, God willing, this will all be behind us. Personally, I'm tired of stuff getting canceled and/or postponed, constantly changing rules, masks, empty shelves, plunging markets, division about vaccines, constant COVID news, testing, testing lines, everybody getting sick, daily case numbers, etc., etc., etc.

On an up note, our new Cabana is moving along as planned. Hopefully, like you, I can't wait to see actual building being done. This will probably happen sometime in the spring, as there is a lot of underground and foundation work that needs to be done first. Let's all enjoy watching it happen!

Hopefully, by the time you read this, the 49ers will still be playing. As of writing, they're preparing to head to Green Bay to face the Packers. If so.... GO NINERS!!! If not, the Warriors are still one of the NBA's finest and baseball season is just around the corner. And let's not forget the Sharkies. It's a beautiful thing that we live in a place where we have all of these, the beach, the mountains, great cities, and many more options. And our wonderful neighborhood is right in the middle of it all!

Happy Valentine's Day. Be well. Be safe.

See you at our next Zoom meeting Wednesday, February 2nd.

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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, February 2
7PM via Zoom call.

FGHA Board of Directors

President Steve Strauss	president@fiestagardenshoa.com
Vice President Naresh Nayak	vp@fiestagardenshoa.com
Civic Affairs Rich Neve	civic@fiestagardenshoa.com
Park Director Roland Bardony	parks@fiestagardenshoa.com
Pool Operations Steve Stanovcak	poolops@fiestagardenshoa.com
Pool Maintenance Steve Muller	poolmtc@fiestagardenshoa.com
Social Director Christina Saenz	social@fiestagardenshoa.com

FGHA Staff

Treasurer Steve Gross	treasurer@fiestagardenshoa.com
Secretary Pam Miller	secretary@fiestagardenshoa.com
Bee Editor Eleni Hulman	editor@fiestagardenshoa.com
Webmaster Mariano Saenz	webmaster@fiestagardenshoa.com

Civic Report

By Richard Neve

City to Review ADU Ordinances

Everyone should be aware and plan to attend the February 22nd City Council meeting on Accessory Dwelling Units (ADUs). It appears Council has decided to exceed the state's ADUs thresholds for square footage maximums, height maximums, and daylight plane; therefore, this is an item that should be of interest to all Fiesta Gardens Association members.

It's noteworthy that State standards for ADUs may not be questioned by a resident who has a neighbor building an ADU or Junior ADU currently. As San Mateo considers going far beyond the state requirements for these buildings (including two-story ADUs), it's important to be aware that such increases in size/height also may not be questioned by residents once the new ordinance receives final review and approval February 22nd.

- This will be an important meeting as it will focus on heights of ADUs and Daylight Plane. Three models (A, B, C) are being considered that have increasing effect on the shade they cast over neighboring properties.

- If height models B and C are approved by council then ADUs (attached or detached) can be two stories. If height model A is approved ADUs (attached or detached) will be ground level. Council appears to support Models B and C. The Planning Commission did, too. (Note: Both members on Council and the Planning Commission have expressed interest in building their own ADUs.)

- Council will also discuss the Daylight Plane. The Plane is important because it impacts the adjacent properties by governing the ADUs bulk and mass and thus sunlight pathways to adjacent neighboring properties.

Again, since the ADU process is a permitting process, adjacent neighbors are not notified of the ADU to be built next to them nor are they provided an opportunity to comment on the ADU square footage, bulk, height, daylight plane.

For anyone following the City's efforts to update ADU rules and regulations, please note that the public hearing to consider the updated ADU Ordinance is scheduled for Tuesday, February 22, 2022, at 7pm. For additional information about the ADU Ordinance effort, please check <https://www.cityofsanmateo.org/4207/Accessory-Dwelling-Unit-Ordinance-Update>.



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MONTHLY CALENDAR

FIESTA GARDENS

February 2
FGHA Board Meeting
7 p.m., Zoom call

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

SAN MATEO

City Meetings will be held online via Zoom calls. For more information on these calls, please visit
<https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>

February 7, 22
City Counsel Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

February 8, 24
Planning Commission Meeting
Where: Remote via Zoom call
When: 7:00 PM - 9:00 PM

February 9

Sustainability and Infrastructure Commission Meeting.
Where: Remote via Zoom call
When: 7:00 p.m. - 9:00 p.m.

Check out the local farmer's markets that are still open and offering fabulous produce and other delicacies.

San Mateo Farmers' Market

Saturdays: 9:00 AM - 1:00 PM | Year Round
Location: College of San Mateo, 700 West Hillsdale Boulevard

Foster City Certified Farmers' Market

Saturdays: 9:00 AM - 1:00 PM
Wednesdays 3:00 PM - 7:00 PM | Open Year Round
Location: 1010 Metro Center Boulevard

Belmont Certified Farmers' Market

Sundays: 9:00 AM - 1:00 PM | Year Round
Location: El Camino Real and O'Neill Avenue

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Operating Fund
December 31, 2021

Current Period			Description	Year To Date			2021 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
360.00		360.00	Regular Assessments	197,640.00	188,280.00	9,360.00	188,280.00
0.43	2.08	(1.65)	Interest Inc - Operating Fund	9.30	25.00	(15.70)	25.00
190.38	83.33	107.05	Interest Inc - Repl. Res. Fund	2,227.36	1,000.00	1,227.36	1,000.00
		0.00	Interest	2,625.85	0.00	2,625.85	0.00
		0.00	Guest Passes	821.08		821.08	0.00
		0.00	Late Charges	96.00	2,066.00	(1,970.00)	2,066.00
		0.00	Swim School	10,820.00		10,820.00	0.00
		0.00	Collection Charges	12,635.00		12,635.00	0.00
90.00	90.00	(30.00)	Bee Ads	1,080.00	1,080.00	0.00	1,080.00
\$ 610.81	\$ 175.42	\$ 435.39	Total Income	\$ 227,954.59	\$ 192,451.00	\$ 35,503.59	\$ 192,451.00
\$ 610.81	\$ 175.42	\$ 435.39	Gross Profit	\$ 227,954.59	\$ 192,451.00	\$ 35,503.59	\$ 192,451.00
EXPENSES							
540.00	540.00	0.00	Landscape-Contract	6,480.00	6,480.00	0.00	6,480.00
		0.00	Lifeguards	45,786.52	38,000.00	(7,786.52)	38,000.00
		0.00	Payroll Taxes	4,488.97	3,730.00	(738.97)	3,730.00
219.00		(219.00)	Payroll Service	1,957.54	3,000.00	1,042.46	3,000.00
425.00	425.00	0.00	Newsletter Editor	5,100.00	5,100.00	0.00	5,100.00
300.00	300.00	0.00	Secretary	3,600.00	3,600.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	12,000.00	12,000.00	0.00	12,000.00
20.14		(20.14)	Payment Processing Fees	2,918.07	2,700.00	(218.07)	2,700.00
	45.00	45.00	Pest Control	569.34	540.00	(29.34)	540.00
2,480.00	1,458.33	(1,021.67)	Pool & Spa	27,721.91	17,500.00	(10,221.91)	17,500.00
1,174.40	308.33	(866.07)	Common Area - Maintenance	4,335.02	3,700.00	(635.02)	3,700.00
		0.00	Wristbands	730.83	300.00	(430.83)	300.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	1,000.00	1,000.00	1,000.00
29.59	300.00	270.41	Gas	3,755.51	3,600.00	(155.51)	3,600.00
948.04	1,166.67	218.62	Electricity	11,649.51	14,000.00	2,350.49	14,000.00
188.93	125.00	(63.93)	Refuse	2,287.16	1,500.00	(787.16)	1,500.00
205.34	133.33	(72.01)	Telephone & Pager	2,186.48	1,600.00	(586.48)	1,600.00
266.92	1,000.00	733.08	Water	13,743.35	12,000.00	(1,743.35)	12,000.00
	83.33	83.33	Pools & Spa Facilities	0.00	1,000.00	1,000.00	1,000.00
	100.00	100.00	Audit & Tax Preparation	0.00	1,200.00	1,200.00	1,200.00
76.44	208.33	131.89	Mailings, Postage & Copies	441.26	2,500.00	2,058.74	2,500.00
	50.00	50.00	Newsletter Postage/ Printing	193.74	600.00	406.26	600.00
523.88	125.00	(398.88)	Meeting Expenses/Social Functi	2,103.13	1,500.00	(603.13)	1,500.00
29.38	418.67	389.29	Collection Expenses	8,282.39	5,000.00	(3,282.39)	5,000.00
1,317.48	1,125.00	(192.48)	Insurance Expenses	14,646.76	13,500.00	(1,146.76)	13,500.00
298.00	291.67	(6.33)	D & O Ins. Expenses	3,576.00	3,500.00	(76.00)	3,500.00
	366.67	366.67	Insurance Exp - W/C	617.35	4,400.00	3,782.65	4,400.00
401.29	271.67	(129.62)	Office Supplies	2,973.11	3,260.00	286.89	3,260.00
	8.33	8.33	Civic Expenses	199.00	100.00	(99.00)	100.00
	41.67	41.67	Web Site	354.04	500.00	145.96	500.00
	833.33	833.33	Professional Services	35,852.21	10,000.00	(25,852.21)	10,000.00
	83.33	83.33	Permits & License	0.00	1,000.00	1,000.00	1,000.00
	683.33	683.33	Taxes - Property	9,136.94	8,200.00	(936.94)	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund	0.00	25.00	25.00	25.00
\$ 10,443.83	\$ 11,575.42	\$ 1,131.58	Total Expenses	\$ 227,603.14	\$ 186,635.00	\$ 40,968.14	\$ 186,635.00
-\$ 9,833.02	-\$ 11,400.00	\$ 1,566.98	Net Income	\$ 351.45	\$ 5,816.00	-\$ 5,464.55	\$ 5,816.00

Fiesta Gardens Homes Association Inc.
Income & Expense Statement
Cabana Rebuild
December 31, 2021

Current Period			Description	Year To Date			Budget
Actual	Budget	Variance		Actual	Budget	Variance	
INCOME							
4,060.00	10,000.00	(5,950.00)	Special Assessments	1,292,800.00	1,300,000.00	(7,200.00)	1,300,000.00
<u>\$ 4,060.00</u>	<u>\$ 10,000.00</u>	<u>-\$ 5,950.00</u>	Total Income	<u>\$ 1,292,800.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 7,200.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 4,060.00</u>	<u>\$ 10,000.00</u>	<u>-\$ 5,950.00</u>	Gross Profit	<u>\$ 1,292,800.00</u>	<u>\$ 1,300,000.00</u>	<u>-\$ 7,200.00</u>	<u>\$ 1,300,000.00</u>
EXPENSES							
97,125.90		(97,125.90)	Cabana Rebuild - Contract	107,125.90	107,125.90	0.00	1,572,500.00
		0.00	Update Plans	60,253.61	60,250.00	(3.61)	60,250.00
		0.00	Construction Reserve			0.00	25,000.00
		0.00	Consulting			0.00	
		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	30,000.00
		0.00	Payment Processing Fees	12,542.54	13,000.00	457.46	13,000.00
<u>\$ 97,125.90</u>	<u>\$ 0.00</u>	<u>-\$ 97,125.90</u>	Total Expenses	<u>\$ 209,960.12</u>	<u>\$ 210,375.90</u>	<u>\$ 415.78</u>	<u>\$ 1,700,810.00</u>
<u>-\$ 93,075.90</u>	<u>\$ 10,000.00</u>	<u>-\$ 103,075.90</u>	Net Income	<u>\$ 1,082,839.88</u>	<u>\$ 1,089,624.10</u>	<u>-\$ 6,784.22</u>	<u>-\$ 400,810.00</u>

Fiesta Gardens Homes Association Inc.
Balance Sheet
As of December 31, 2021

ASSETS	
CURRENT ASSETS	
Cash - Operating Fund	\$ 40,131.86
Cash - Reserve Fund	\$ 299,447.30
Cash - Cabana Rebuild	\$ 1,168,336.32
Accounts Receivable	\$ 19,690.00
Accounts In Collection	\$ 140,622.00
Construction Refundable Deposit	\$ 11,800.00
Other Current Assets	\$ 8,437.38
Due From JD Builders	\$ 2,500.00
TOTAL CURRENT ASSETS	\$ 1,690,664.85
FIXED ASSETS	
New Cabana Costs to Date	\$ 197,417.58
TOTAL FIXED ASSETS	\$ 197,417.58
TOTAL ASSETS	\$ 1,888,082.43
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	29,616.02
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Payroll Liabilities	328.06
Construction Contract Retention Payable	9,712.59
TOTAL LIABILITIES	\$ 42,729.77
FUND BALANCE	
Current Year Net Income/Loss	21,901.45
TOTAL FUND BALANCE	\$ 1,845,352.66
TOTAL LIABILITIES AND EQUITY	\$ 1,888,082.43

FGHA BOARD MEETING – December 8, 2021

APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:06PM. Board Members in attendance were: Steve Strauss - President, Steve Stanovcak – Pool Operations, Roland Bardony – Parks, Naresh Nayak and Christina Saenz -- Social Director.

November 3rd Minutes - On a motion duly made and seconded and approved by all Board Members the November 3rd minutes were approved.

Financial /Steve Gross

- \$49,500 in our operating account.
- We paid out \$13,900 in the month of November.
- We have over \$1.5 million in the Cabana Funds/Reserve Account.
- So far 447 Members have paid the special assessment in full. There are 29 making monthly payments and that amount is 26,000 total that we will collect when all 29 have concluded their payment plan. 13 are in collections.
- Finances are in fantastic shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- Needed to add water to the pool due to evaporation.
- The Cabana has been completely cleaned and memorabilia has been stored.

Civic/Rich Neve - Not in attendance

Social Director/Christina Saenz

- Holiday light competition will be Friday the 17th. Judges will drive around with Steve Muller. We will have signs posted on the winning houses from last year, so judges/residents know that those homes are ineligible to win this year.

Parks/Roland Bardony

- Graffiti behind the tennis courts has been cleaned up.
- The tree behind the courts was cut up and Scapes will clean up what's left.

Pool Maintenance/Steve Muller - Not in attendance

Naresh Nayak/Vice President

- The lights around the neighborhood look great!

President/Steve Strauss

- The Chief of Police for the City of San Mateo will be our guest next month at our Board Meeting on January 5th. He will address issues we may have.

NEW BUSINESS None

OLD BUSINESS

Cabana Renovation Update

Pro Modeling updated what the city requested. They also submitted a change order request for materials and labor. After some negotiations the breakdown ended up being \$197,970 more. Although the new breakdown is sizable it made sense and we understand the increases. After some discussion, and on a motion duly made and seconded and approved by all Board Members the \$197,970 increase was approved. We will not need to increase our dues to accommodate the increase.

Assessment Collection Update

Thirteen accounts are in collections. ASAP has several options we can look into regarding how we would like to handle these 13 accounts. We will discuss in Executive Session.

Questions and Comments

A request was made to have written job descriptions for each Board Member position. All agreed that was a good idea. It was also mentioned it would be a good idea to audit our books and work on a "members only" part of our website. It was noted that we are working hard to update our website and it would be a good idea to do an audit.

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday, January 5th at 7pm. Meeting was adjourned at 7:35pm.

FGHA BOARD MEETING – January 5, 2022

Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary

The FGHA Board Meeting via Zoom was called to order by Steve Strauss, President, at 7:06PM. Board Members in attendance were: Steve Strauss - President, Steve Stanovcak – Pool Operations, Roland Bardony – Parks, Naresh Nayak – Vice President, Steve Muller – Pool Maintenance, and Rich Neve – Civics.

December 8th Minutes - On a motion duly made and seconded and approved by all Board Members the December 8th minutes were approved.

Special Guests - Chief of Police, Ed Barberini for the City of San Mateo; Lieutenant Anthony Riccardi, our contact for Fiesta Gardens; Captain Matt Lethin, Field Operations; and Jeanine Luna Community Relations Officer.

All 4 of our guests reiterated the three things we as residents can do to help our local Police Department and our neighborhood.

1. If you see something, do something. Depending on the circumstances call 911 or call the non-emergency line, 650.522.7700. You can also contact Lieutenant Anthony Riccardi at 650.522.7689, as well as reporting a crime on the SMPD website.
2. Video cameras are a great tool. If you have cameras, you can register them with the PD so they are aware of which residents have cameras which could be helpful with a crime. They would not have access to your camera. They would need to contact you to gain any access.
3. Stay connected with real-time info by following the Police Department on social media.

Lastly, if you are interested in having a neighborhood watch for your street you can email neighborhoodwatch@cityofsanmateo.com, call 650.522.7791 or email Jeanine Luna at jluna@cityofsanmateo.org. The success of the program is having a Block Captain (resident on your block) who will serve as a liaison between your group and the Police Department. The Neighborhood Watch Coordinator will meet with your group to get you started and provide follow-up as needed.

Financial /Steve Gross

- \$40,00 in our operating account.
- We paid out \$10,400 in the month of December.
- We have \$1.468 million in the Cabana Funds/Reserve Account.
- So far 448 out of 489 Members have paid the special assessment in full. There are 29 making monthly payments. 12 are in collections.
- Finances are in great shape.

BOARD REPORTS

Pool Operations/Steve Stanovcak

- Pool is good.

Civic/Rich Neve

- We will invite our new Mayor, Rick Bonilla, to one of our future meetings.

Social Director/Christina Saenz - Not in attendance

Parks/Roland Bardony

- Scapes has hauled away the branches and is reassessing our monthly fees while we are under construction.
- The water has been cut off and we are no longer watering the grass. We will see what Scapes suggests we do to combat losing our lawn or bringing it back to life when construction has finished.

Pool Maintenance/Steve Muller

- All is well with the pool.
- Get vaccinated if you are eligible.

Naresh Nayak/Vice President

- Nothing to report

President/Steve Strauss

- So happy that construction is underway. Thank you to everyone who made this possible. We received no responses to our request for new Board Members. Luckily this is a great group and as long as no one would like to change positions we will move forward with our current Board.

NEW BUSINESS

2022 Proposed Budget

The new proposed budget is based on actuals from 2021. Some items were raised, and others lowered. This budget, if it holds true,

Continued on page 8

MINUTES

From page 7

would give us about \$12,000 surpluses. The proposed budget will be put out to the residence for review on our website.

Audit of the Books

We have received a quote of \$1,095.00 to do a review of our books. Our taxes would be done at a cost of \$395.00. The Board requested that we get a quote for a full audit of the books before we move forward. A suggestion was made to possibly do a review at this time and then when the cabana is finished, conduct a full audit. No decision was made pending the quote. Steve Gross will look into the cost of a full audit.

OLD BUSINESS

Cabana Renovation Update

Construction was started December 15th on the new cabana. Pro Modeling has one year to complete. As of now demo is almost done and trenching and piping will begin soon.

Assessment Collection Update

Eleven accounts are now in collections. ASAP has several options we can look into regarding how we would like to handle these 11 accounts. Eight properties that we have not heard from in 6 months or longer were sent Certified Letters. We will discuss in Executive Session.

We have initiated Judicial Foreclosures on 4 properties. One owner has paid in full.

Questions and Comments

ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday, February 2nd at 7pm. Meeting was adjourned at 8:00pm.

This Week in San Mateo County Health

From SanMateoCountyHealth.org

Indoor Mask Mandate

[This dashboard](#) charts the county's progress in reaching the measures needed to lift the indoor mask mandate.

With the extension of the statewide mandate through 2/15/22, the indoor mask requirement remains in effect in San Mateo County.

Delays in Receiving Test Results

We apologize for the turnaround time delays that many residents are experiencing. Unfortunately, the staffing disruptions that are being felt across all sectors are also affecting the turnaround time for test processing results.

The County is working with Virus Geeks and our other partners to address this issue. With demand for COVID testing at an all-time high, we are seeing challenges across testing providers and labs. We understand the importance of timely information for the residents to take the appropriate actions. We recommend that any residents experiencing respiratory symptoms stay home and avoid contact with others.

Please know we are aware of the public's concern and are working with our testing partners to improve the situation.

Community Update

Read San Mateo County Health Chief Louise Rogers' [latest community update](#).

Testing, Contact Tracing and Isolation & Quarantine

County Health's testing, contact tracing, and isolation & quarantine guidance — aligned with the California Department of Public Health — [is here](#).

Boosters

The Event Center booster and first- and second-dose vaccine clinic is a walk-up, not drive-through, operation. Participants park and enter Redwood Hall for the vaccination (enter at 2495 S Delaware Street in San Mateo). The clinic is open Wednesdays through Saturdays (9 a.m. – 4 p.m.). Appointments via [MyTurn](#) are preferred, but participants may also come without an appointment.

Boosters are available at community clinics, health care providers, pharmacies. Check [MyTurn](#) and see County-operated [community clinic schedules here](#).



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2021 ~ YEAR IN REVIEW!



2022 is off to a roaring start, and it will be interesting to see what happens in this year's real estate market. However, it's important to look at what last years numbers look like compared to 2020. Below, you will see all the sales from 2021.

Here are some notable facts after reviewing the 2020 and 2021 sales figures. In 2020, 20 homes sold in our neighborhood vs 12 in 2021. The average sq. ft. of houses sold was extremely close~ 1,505sq. ft. (2020) vs 1,557 sq. ft. (2021). Average \$/ sq. ft. jumped over 20% from \$958 to \$1,165. And when you look at monthly sales, you can see that the largest increases were in the latter half of 2021. There is little inventory so far in 2022. However, I am personally talking to a lot of sellers and will have several listings between South San Francisco and Redwood City that will be on the market within the next couple of months. So, inventory should increase as we get into February and March.

If you would like to have a confidential discussion about your real estate goals, don't hesitate to contact me.

FIESTA GARDENS 2021 YEAR-TO-DATE REAL ESTATE ACTIVITY

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age	Sale Price	COE
2217 Salisbury Way	San Mateo	4	3 1	7	2,111	\$947.42	5,000 (sf)	\$1,748,000	65	\$2,000,000	05/31/21
1075 Annapolis Drive	San Mateo	4	3 0	5	1,950	\$976.92	5,100 (sf)	\$1,799,000	65	\$1,905,000	06/09/21
2072 Ginner Street	San Mateo	3	2 0	6	1,240	\$1,491.94	5,000 (sf)	\$1,548,000	67	\$1,850,000	10/27/21
2269 Kent Street	San Mateo	4	2 0	5	1,580	\$1,170.89	5,555 (sf)	\$1,490,000	0	\$1,850,000	06/16/21
2208 Bermuda Drive	San Mateo	3	2 0	19	1,530	\$1,202.61	5,050 (sf)	\$1,738,000	65	\$1,840,000	08/05/21
1059 Rossi Way	San Mateo	3	2 0	10	1,730	\$1,046.10	5,200 (sf)	\$1,500,000	66	\$1,809,745	06/24/21
2081 Texas Way	San Mateo	3	2 0	8	1,280	\$1,335.94	5,000 (sf)	\$1,569,000	67	\$1,710,000	06/01/21
2089 Texas Way	San Mateo	3	2 0	6	1,240	\$1,362.90	5,000 (sf)	\$1,498,000	67	\$1,690,000	04/30/21
2228 Springfield Way	San Mateo	3	2 0	5	1,330	\$1,255.64	5,050 (sf)	\$1,499,000	65	\$1,670,000	12/10/21
2252 Springfield Way	San Mateo	3	2 0	1	1,330	\$1,221.80	6,200 (sf)	\$1,498,800	65	\$1,625,000	12/03/21
2083 Potomac Way	San Mateo	3	2 0	8	1,280	\$1,250.00	5,000 (sf)	\$1,349,888	67	\$1,600,000	04/23/21
2017 Trinity Street	San Mateo	5	3 0	4	2,080	\$721.15	5,050 (sf)	\$1,199,000	66	\$1,500,000	01/15/21

SOLD											
# Listings:	12	AVG VALUES:		7	1,557	\$1,165.28	5,184 (sf)	\$1,536,391	60	\$1,754,145	

# Listings Total:	12	AVG VALUES FOR ALL:		7	1,557	\$1,165.28	5,184 (sf)	\$1,536,391	60	\$1,754,145	
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Quick Statistics (12 Listings Total)

	Min	Max	Median
List Price	\$1,199,000	\$1,799,000	\$1,499,500
Sale Price	\$1,500,000	\$2,000,000	\$1,759,873

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