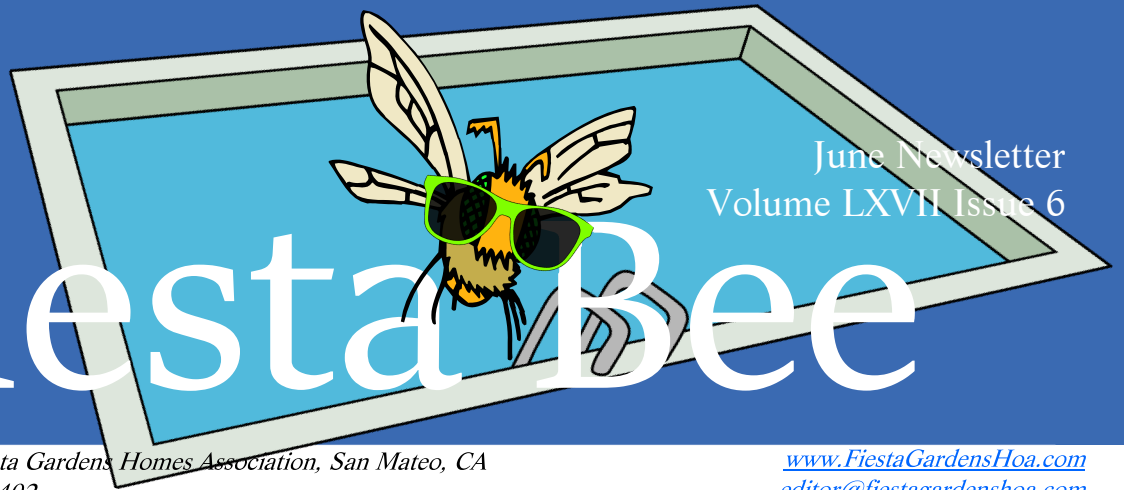




# Fiesta Bee

June Newsletter  
Volume LXVII Issue 6



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

[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)  
[editor@fiestagardenshoa.com](mailto:editor@fiestagardenshoa.com)

## President's Message

By Steve Strauss

June means summer and summer means VACATION!!! I know everyone can handle a vacation from school, a vacation from work, or just a vacation from everyday life. Hopefully, you will have the opportunity to take a break and make a visit – to family, to friends, to see things, to experience places, to make memories, to do something crazy..... just GO! And it's good for you!

Cabana construction is coming along slowly but surely. We have an excellent group of people working together with our contractor and each other to see the project to the end. And that end is near!

By the time you read this, the pool will be open for us all to enjoy. I know we've done our best to minimize the construction's effect on the pool experience, especially from a safety perspective. I hope everyone has a chance to enjoy our facilities. Remember, YOU own it, you might as well reap the benefits!

We all hope that everyone has a relaxing, fun, exciting, and especially safe summer.

*"If summer had one defining scent, it'd definitely be the smell of barbecue."*

- Katie Lee

See you at the next Board Meeting, Wednesday, June 7 @ 7PM.  
(Actually, you won't. I'll be on vacation.)

*Steve*



## Inside This Issue

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Find past issues of the Bee, Financials, FGHA documents, announcements and more at the FGHA webpage

[www.FiestaGardensHoa.com](http://www.FiestaGardensHoa.com)



The next Board meeting will be **Wednesday, June 7**  
7PM via Zoom call.

## FGHA Board of Directors

President  
Steve Strauss      president@fiestagardenshoa.com

Vice President  
Christina Saenz      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  
Megan Sandoval      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

## Pool Operations

*By Steve Stanovcak*

The pool is opening May 20th, weekends only, from 12:00 PM until 8:00 PM.



The pool will open 7 days a week starting Monday, June 12th. Swim lessons will also be starting on June 12th. Swim lesson times and sessions can be found on our [website](#).

Lap swim will start June 16th and will be available on Fridays, Saturdays, and Sundays from 11:00 AM to 12:00 PM.

Although the cabana has not been completed, we are still taking reservations for pool parties. If you are interested in booking a party please email for a date or



## Fiesta Gardens Homes Association Annual Board Meeting Agenda Wednesday, June 7, 2023 7:00 PM

1. Call to Order
2. Reading and Approval of Minutes
3. Financial Report – Steve Gross
4. Board Reports:
  - i. Civic – Rich Neve
  - ii. Social – Megan Sandoval
  - iii. Parks – Roland Bardony
  - iv. Pool Maintenance – Steve Muller
  - v. Pool Operations – Steve Stanovcak
  - vi. Vice President – Christina Saenz
  - vii. President – Steve Strauss
5. New Business
  - i.
6. Old Business
  - i. Cabana Renovation Update
7. Questions and Comments
8. Adjournment/Break into Executive Session if needed

dates you are interested in and I will let you know if the date is available. We will designate an area for your event.

Everyone that has paid their 2023 annual dues should have received their pool wristbands.

As always please visit our [website](#) for more information

# MONTHLY CALENDAR

## FIESTA GARDENS

June 7  
FGHA Board Meeting  
7 p.m., Zoom call

June 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>

June 5, 19  
City Council Special Meeting/Meeting  
Where: Please see [Public Meeting Portal](#) for details.  
When: 5:30 PM - 7:00 PM (Special Meeting)  
7:00 PM - 9:00 PM (regular Meeting)

June 14  
Sustainability and Infrastructure Commission Meeting.  
Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.  
When: 7:00 p.m. - 9:00 p.m.

June 22, 29

Central Park Music Series

*Bands will be announced at a later announced date.*

Where: Central Park main grass area

When: 6:00 PM - 8:00 PM

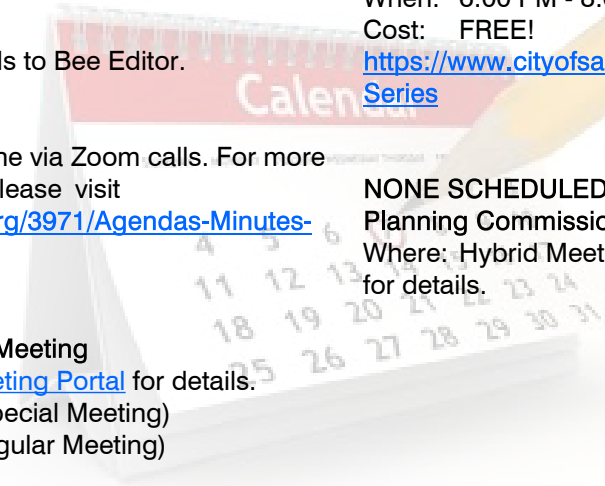
Cost: FREE!

<https://www.cityofsanmateo.org/1367/Central-Park-Music-Series>

NONE SCHEDULED

Planning Commission Meeting

Where: Hybrid Meeting: Please see [Public Meeting Portal](#) for details.



# THE POOL IS OPEN!

May 20 - June 11: *WEEKENDS ONLY* 12:00PM - 8:00 PM

June 12 - October ? : *Daily* 12:00 PM - 8:00 PM

## LAP SWIM

Fridays, Saturdays, Sundays: 11:00 AM - 12 Noon



# FGHA BOARD MEETING – April 5, 2023

*APPROVED Minutes, Respectfully Submitted, Pam Miller, Secretary*

The FGHA Board Meeting via Zoom was called to order by Steve Strauss - President, at 7:01 PM. Board Members in attendance were Steve Strauss - President, Steve Stanovcak – Pool Operations, Steve Muller – Pool Maintenance, Megan Sandoval – Social Director, Christina Saenz – Vice President, and Rich Neve – Civics Director.

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

Financial /Steve Gross Not in attendance

- BOARD REPORTS

Civic/Rich Neve

- The Hillsdale project has questionable height and density issues.

Social Director/Megan Sandoval - Not in Attendance

- The Easter Egg Hunt will be on April 8<sup>th</sup>. Little kids will be at 9:00am and big kids will be at 10:00am.

Parks/Roland Bardony - Not in attendance

Pool Operations/Steve Stanovcak

- The pool will be open for weekends on May 20<sup>th</sup>.
- All dates and info are on our website.
- Forms and party info is on the website.
- We are looking for lifeguards.
- Parties will remain at the old rate until the cabana is finished.

Pool Maintenance/Steve Muller

- Kiddie pool pump is fixed.
- Parts to fix the large pump are on order.

Vice President/Christina Saenz

- HOA Software is being evaluated.

President/Steve Strauss

## NEW BUSINESS

Our Social Director needs a budget for food trucks. Most food trucks require a minimum. Megan would like to propose up to a \$5,000 to fill minimum. This will be tabled until our next meeting.

## OLD BUSINESS

Cabana Renovation Update

Steve Strauss reported

- Phase 2 is underway. Wood tables have been approved.

Questions and Comments None

## ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday May 3rd at 7pm. The meeting was adjourned at 7:35pm.

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# FGHA BOARD MEETING – May 3, 2023

*Unapproved Minutes, Respectfully Submitted, Pam Miller, Secretary*

The FGHA Board Meeting via Zoom was called to order by Steve Strauss - President, at 7:01 PM. Board Members in attendance were Steve Strauss - President, Steve Stanovcak – Pool Operations, Megan Sandoval – Social Director, and Rich Neve – Civics Director.

April 5th Minutes - On a motion duly made and seconded and approved by all Board Members, the minutes of the April 5<sup>th</sup> meeting were approved.

Financial /Steve Gross

- April expenses were \$20,000 which included \$8,000 for repair of the pool pump.

- We have \$209,000 in our operating account.
- We have \$323,000 in our reserve account.
- Dues collected in April, \$2,000. Total collected to date, \$238,000. 464 of the 489 property owners have paid, including all apartment buildings.
- Special assessments collected in April were \$2,500. Total collected to date, \$1,359,350.
- One member paid in full. Four are making monthly payments and four are in collections.

## BOARD REPORTS

### Civic/Rich Neve

- There is an ongoing drama about Mayor Lee. The DA's finding was no laws were broken and the accusations were unfounded. There are still past and present members asking her to step down. Recalling the Mayor will cost a lot of money.
- On May 6<sup>th</sup> at Fiesta Park there will be people who want the mayor recalled and are asking people to sign their petition.

### Social Director/Megan Sandoval

- Thank you to everyone who participated and helped to make the Easter Egg Hunt a great success. It was a fun day!
- Pool opening is tentatively set for June 10<sup>th</sup>. There will be food trucks and a poll on what food you want.
- There is a company called Bins2B Cleaned. They are offering the first 20 Fiesta Gardens HOA members to have 2 of your garbage bins cleaned for \$50.00 (regularly 75.00). Look for the flyer in this Bee.

### Parks/Roland Bardony - Not in attendance

- The Sprinkler system has been adjusted for the dry season.
- The tennis court net should be done in the next few days.
- The sandbox will get more sand in the next few weeks.

### Pool Operations/Steve Stanovcak

- The pool will be open for weekends on May 20<sup>th</sup>.
- June 12<sup>th</sup> the pool will be open 7 days a week.
- The pool pumps are working.

### Pool Maintenance/Steve Muller Not in attendance

### Vice President/Christina Saenz Not in attendance

### President/Steve Strauss

- Nothing to report.

## NEW BUSINESS

Christina and Steve G. have found an HOA App that could work for our association. It would eliminate the need for Constant Contact and eventually Quick Books. All historical data could be stored in the app as well. The whole package for two years would cost \$5,500 which is slightly over \$229 a month. There is a lot the App can do. Steve Strauss asked that a demo be done for the Board members before a decision is made.

## OLD BUSINESS

### Cabana Renovation Update

Steve Gross reported that now that the rains have stopped a lot has been done outside. Hardscape will start soon including the bricks. PG&E should be hooked up by the middle of August. Megan will email PG&E operations in San Carlos to see if we might be able to get it done sooner. Steve Strauss got quotes for the appliances from a resident who owns an appliance store. We will be looking into a shade structure for part of the pool area.

### Questions and Comments None

A question was brought up about when we will have a pickle ball court. The priority now is to get the tennis court fixed then we can deal with pickle ball discussion. Roland has a couple of quotes to have the pickle ball lines drawn. Our audit of the books is ongoing and should be done soon.

## ADJOURNMENT/NEXT MEETING

The next Meeting will be held on Zoom, Wednesday June 7th at 7pm. The meeting was adjourned at 7:53pm.

**Fiesta Gardens Homes Association Inc.  
Income & Expense Statement  
Operating Fund  
April 30, 2022**

Current Period			Description	Year To Date			2022 Budget
Actual	Budget	Variance		Actual	Budget	Variance	
<b>INCOME</b>							
1,800.00		1,800.00	Regular Assessments	190,950.00	197,840.00	(6,690.00)	197,840.00
1.01	0.83	0.18	Interest Inc - Operating Fund	4.78	2.50	2.28	10.00
140.97	91.67	49.30	Interest Inc - Repl. Res. Fund	630.41	275.00	355.41	1,100.00
	0.00	0.00	Interest - Collections	2,433.19	0.00	2,433.19	0.00
	0.00	0.00	Guest Passes	0.00	0.00	0.00	800.00
	516.50	(516.50)	Late Charges	2,468.00	2,066.00	402.00	2,066.00
		0.00	Swim School	0.00	0.00	0.00	10,500.00
2,275.00		2,275.00	Brick Fundraiser	2,275.00			
	0.00	0.00	Collection Charges	1,250.78	0.00	1,250.78	0.00
60.00	90.00	(30.00)	Bee Ads	240.00	270.00	(30.00)	1,080.00
<b>\$ 4,276.98</b>	<b>\$ 699.00</b>	<b>\$ 3,577.98</b>	<b>Total Income</b>	<b>\$ 200,262.16</b>	<b>\$ 200,253.50</b>	<b>-\$ 2,276.34</b>	<b>\$ 213,198.00</b>
<b>\$ 4,276.98</b>	<b>\$ 699.00</b>	<b>\$ 3,577.98</b>	<b>Gross Profit</b>	<b>\$ 200,262.16</b>	<b>\$ 200,253.50</b>	<b>-\$ 2,276.34</b>	<b>\$ 213,198.00</b>
540.00	540.00	0.00	Landscape-Contract	2,160.00	2,160.00	0.00	6,480.00
		0.00	Lifeguards	0.00	0.00	0.00	46,000.00
		0.00	Payroll Taxes	0.00	0.00	0.00	4,500.00
		0.00	Payroll Service	0.00	0.00	0.00	2,000.00
425.00	425.00	0.00	Newsletter Editor	1,700.00	1,700.00	0.00	5,100.00
300.00	300.00	0.00	Secretary	1,200.00	1,200.00	0.00	3,600.00
1,000.00	1,000.00	0.00	Treasurer	4,000.00	4,000.00	0.00	12,000.00
25.82	750.00	724.18	Payment Processing Fees	1,328.19	1,000.00	(328.19)	3,000.00
	45.00	45.00	Pest Control	145.00	180.00	35.00	540.00
2,450.61	2,083.33	(367.28)	Pool & Spa	5,139.11	8,333.33	3,194.22	25,000.00
	375.00	375.00	Common Area - Maintenance	1,202.08	1,500.00	297.92	4,500.00
728.49		(728.49)	Wristbands	728.49	266.67	(461.82)	800.00
	83.33	83.33	Tennis Court- Service & Repair	0.00	333.33	333.33	1,000.00
27.68	316.67	288.99	Gas	120.96	1,266.67	1,145.71	3,800.00
996.91	1,000.00	3.09	Electricity	3,773.13	4,000.00	226.87	12,000.00
192.93	191.67	(1.26)	Refuse	767.72	766.67	(1.05)	2,300.00
209.06	183.33	(25.73)	Telephone & Pager	834.28	733.33	(100.95)	2,200.00
550.00	1,168.67	618.67	Water	1,946.86	4,666.67	2,719.81	14,000.00
	83.33	83.33	Pools & Spa Facilities	0.00	333.33	333.33	1,000.00
	0.00	0.00	Audit & Tax Preparation	1,490.00	500.00	(990.00)	1,500.00
23.20	41.67	18.47	Mailings, Postage & Copies	350.20	166.67	(183.53)	500.00
	16.67	16.67	Newsletter Postage/ Printing	0.00	66.67	66.67	200.00
1,124.23	208.33	(915.90)	Meeting Expenses/Social Functi	1,124.23	833.33	(290.90)	2,500.00
1,317.48	1,250.00	(67.48)	Insurance Expenses	5,269.92	5,000.00	(269.92)	15,000.00
298.00	300.00	2.00	D & O Ins. Expenses	1,192.00	1,200.00	8.00	3,600.00
	366.67	366.67	Insurance Exp - WIC	662.00	1,466.67	804.67	4,400.00
99.00	250.00	151.00	Office Supplies	718.13	1,000.00	281.87	3,000.00
	16.67	16.67	Civic Expenses	0.00	66.67	66.67	200.00
85.31	0.00		Brick Fundraiser Expenses	385.31	0.00	(385.31)	0.00
	33.33	33.33	Web Site	0.00	133.33	133.33	400.00
235.63	833.33	597.70	Professional Services	4,478.38	3,333.33	(1,145.05)	10,000.00
	83.33	83.33	Permits & License	0.00	333.33	333.33	1,000.00
5,207.51	683.33	(4,524.18)	Taxes - Property	5,207.51	2,733.33	(2,474.18)	8,200.00
	2.08	2.08	Inc Taxes- Operating Fund	-3,255.28	8.33	3,263.61	25.00
<b>\$ 15,836.88</b>	<b>\$ 12,628.75</b>	<b>-\$ 3,122.82</b>	<b>Total Expenses</b>	<b>\$ 42,666.22</b>	<b>\$ 49,281.67</b>	<b>\$ 6,615.45</b>	<b>\$ 200,345.00</b>
<b>-\$ 11,689.90</b>	<b>-\$ 11,929.75</b>	<b>\$ 455.16</b>	<b>Net Income</b>	<b>\$ 167,686.94</b>	<b>\$ 150,971.83</b>	<b>\$ 4,339.11</b>	<b>\$ 12,851.00</b>

**Fiesta Gardens Homes Association Inc.**  
**Income & Expense Statement**  
**Cabana Rebuild**  
**April 30, 2022**

Current Period			Description	Year To Date			
Actual	Budget	Variance		Actual	Budget	Variance	Budget
<b>INCOME</b>							
950.00		950.00	Special Assessments	1,304,975.00	1,300,000.00	4,975.00	1,300,000.00
<u>\$ 950.00</u>	<u>\$ 0.00</u>	<u>\$ 950.00</u>	Total Income	<u>\$ 1,304,975.00</u>	<u>\$ 1,300,000.00</u>	<u>\$ 4,975.00</u>	<u>\$ 1,300,000.00</u>
<u>\$ 950.00</u>	<u>\$ 0.00</u>	<u>\$ 950.00</u>	Gross Profit	<u>\$ 1,304,975.00</u>	<u>\$ 1,300,000.00</u>	<u>\$ 4,975.00</u>	<u>\$ 1,300,000.00</u>
<b>EXPENSES</b>							
207,491.93	107,635.44	(99,856.49)	Cabana Rebuild - Contract	700,423.27	700,423.57	0.30	1,572,560.00
		0.00	Consulting			0.00	
		0.00	Permits and Fees	30,038.07	30,000.00	(38.07)	30,000.00
<u>\$ 212,690.63</u>	<u>\$ 107,635.44</u>	<u>-\$ 105,055.19</u>	Total Expenses	<u>\$ 815,438.73</u>	<u>\$ 803,673.57</u>	<u>-\$ 11,765.16</u>	<u>\$ 1,675,810.00</u>
<u>-\$ 211,740.63</u>	<u>-\$ 107,635.44</u>	<u>-\$ 104,105.19</u>	Net Income	<u>\$ 489,536.27</u>	<u>\$ 496,326.43</u>	<u>-\$ 6,790.16</u>	<u>-\$ 375,810.00</u>

**Fiesta Gardens Homes Association Inc.**  
**Balance Sheet**  
**As of April 30, 2022**

<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Cash - Operating Fund	\$ 174,913.60
Cash - Reserve Fund	\$ 300,077.71
Cash - Cabana Rebuild	\$ 716,425.41
Accounts Receivable	\$ 19,678.00
Accounts In Collection	\$ 142,799.00
Construction Refundable Deposit	\$ 11,500.00
Other Current Assets	\$ 4,273.15
Due From JD Builders	\$ 2,500.00
<b>TOTAL CURRENT ASSETS</b>	<u>\$ 1,372,166.87</u>
<b>FIXED ASSETS</b>	
New Cabana Costs to Date	\$ 806,594.82
<b>TOTAL FIXED ASSETS</b>	<u>\$ 806,594.82</u>
<b>TOTAL ASSETS</b>	<u>\$ 2,178,761.69</u>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts Payable	92,209.45
Accrued Expenses	1,750.00
Prepaid Assessments	1,323.10
Construction Contract Retention Payable	62,373.54
<b>TOTAL LIABILITIES</b>	<u>\$ 157,656.09</u>
<b>FUND BALANCE</b>	
Current Year Net Income/Loss	1,845,357.66
<b>TOTAL FUND BALANCE</b>	<u>\$ 175,747.94</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u>\$ 2,021,105.60</u>

# Fiesta Gardens

## HOMEOWNERS ASSOCIATION



Summer is almost here and we are ready to heat things up! Warmer weather also brings smelly trash bins that attract the critters and rodents from the creek or sewers. We are partnering with Bins2BCleaned to help!



Before



After

ONE TIME ...	\$60
QUARTERLY.	\$40
MONTHLY ...	\$25
BI-MONTHLY.	\$30

PROMO: \$50 for two bins to the first 20 that sign up

**INSERT "FG HOA" WHEN PROMPTED FOR A PROMO CODE**

Request service using the following: [www.bins2bcleaned.com](http://www.bins2bcleaned.com)





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

Coldwell Banker International President's Circle



# 6 MONTHS DOWN!



The year is flying by so quickly. Father's Day is around the corner and before you know it, summer will be in full swing!

The real estate market is continuing along steadily, although due to the lack of inventory, sales numbers are down. The interest rates are still volatile. However, experts are anticipating them to go lower over the summer as typically they follow the bond market. Having said that, if someone is holding out for rates to return to the 3% to 4% range, that is most likely not going to happen, nor is it really sustainable for the

economy.

If you are thinking of selling or know someone who is buying, please reach out so we can talk about current market conditions and the best strategy that will help you achieve your goals.

Stay safe and enjoy the wonderful weather!

## YTD FIESTA GARDENS SALES

Res. Single Family

ACTIVE											
Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age		
1012 Fiesta Drive	San Mateo	3	2 0	9	1,280	\$1,195.31	5,600 (sf)	\$1,530,000	69		
2043 Dublin Way	San Mateo	3	1 1	11	1,260	\$1,157.94	5,000 (sf)	\$1,459,000	70		
ACTIVE											
# Listings:	2	AVG VALUES:		10	1,270	\$1,176.62	5,300 (sf)	\$1,494,500	70		
SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/Sq Ft	Lot (SF)	List Price	Age	Sale Price	COE
2040 Trinity Street	San Mateo	3	2 0	14	1,280	\$1,195.31	5,050 (sf)	\$1,450,000	69	\$1,530,000	04/13/23
2011 Dublin Way	San Mateo	3	1 0	13	1,110	\$1,135.14	5,000 (sf)	\$1,298,000	69	\$1,260,000	01/20/23
SOLD											
# Listings:	2	AVG VALUES:		14	1,195	\$1,165.22	5,025 (sf)	\$1,374,000	69	\$1,395,000	
# Listings Total:	4	AVG VALUES FOR ALL:		12	1,233	\$1,170.92	5,163 (sf)	\$1,434,250	69	\$1,395,000	

Quick Statistics ( 4 Listings Total )			
	Min	Max	Median
List Price	\$1,298,000	\$1,530,000	\$1,454,500
Sale Price	\$1,260,000	\$1,530,000	\$1,395,000

1427 Chapin Ave, Burlingame, CA 94010 | 650.743.2398 | David@SellPeninsulaHomes.com





REALTOR®, EPRO, SFR, RCS-D ~ Top Listing Agent in Fiesta Gardens!  
Coldwell Banker International President's Circle



## SLOW YEAR?



As I sit down to write this month's article and give a market update, I am shocked to see that it is almost May 1st! As you can see below, there have been very few homes that have come on the market in Fiesta Gardens.

A variety of reasons contribute to this, including: unsure economy, higher interest rates, and weather. This market climate makes seller's wonder if now is the right time to sell their home. Unfortunately, you never know you have reached the bottom of the market, until it starts going up. And the same is true for a peaking market, as we saw last year.

The ultimate answer for deciding to sell is whether it is the **right time for you**. For example, moving to be closer to your children or grandchildren may be a bigger driver for you than whether you are going to be selling at the peak of the market. Just as retirement might be another reason to sell, regardless of market conditions.

If you would like to discuss your real estate goals, my marketing plan and successful track record, I'm happy to have a quick informal meeting to review in more detail. As your neighbor, I'm always just around the corner ready to answer your questions.

## Happy Spring!!

### YTD FIESTA GARDENS SALES

SOLD											
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
2040 Trinity Street	San Mateo	3	2 0	14	1,280	\$1,195.31	5,050 (sf)	\$1,450,000	69	\$1,530,000	04/13/23
2011 Dublin Way	San Mateo	3	1 0	13	1,110	\$1,135.14	5,000 (sf)	\$1,298,000	69	\$1,260,000	01/20/23
SOLD											
# Listings:	2	AVG VALUES:			14	1,195	\$1,165.22	5,025 (sf)	\$1,374,000	69	\$1,395,000
# Listings Total:	2	AVG VALUES FOR ALL:			14	1,195	\$1,165.22	5,025 (sf)	\$1,374,000	69	\$1,395,000

Quick Statistics ( 2 Listings Total )			
	Min	Max	Median
List Price	\$1,298,000	\$1,450,000	\$1,374,000
Sale Price	\$1,260,000	\$1,530,000	\$1,395,000

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