

LUXURY HOMES PREVIEW



COURTESY GETTY IMAGES

Local Realtors advocate in Washington, D.C.

Capital gains, housing affordability and mortgage access among key discussions with East Bay legislators

BY DAVID STARK

Local Realtors recently traveled more than 3,000 miles to help bring housing solutions back home.

Tracey Esling, a Tri-Valley resident, Realtor and 2025 president of the Bay East Association of Realtors was in Washington, D.C. during early June where she led a delegation of Realtors from Alameda County to advocate for federal housing policies that could impact homeownership opportunities in Pleasanton and throughout the East Bay.

Esling said the trip, which coincided with National Homeownership Month, was part of the National Association of Realtors' annual legislative meetings, bringing together thousands of real estate professionals to meet with their elected representatives.

"We talked about the issues that we see every day here in Pleasanton," Esling said. "We need more homes and fewer roadblocks to ownership."



David Stark

A major focus of the meetings with Congresswoman Lateefah Simon and Congressman Eric Swalwell was the "More Homes on the Market Act" (House Resolution 1340), which would increase the capital gains exclusion for long-time homeowners.

Under current law, sellers can exclude up to \$250,000 — or \$500,000 for married couples — of profit from the sale of their primary residence. With East Bay home prices well

into the seven-figure range, Esling said many Pleasanton homeowners may be subject to a big federal tax bill when they sell. The potential tax burden keeps sellers out of the market and in homes that may not make sense for them.

"When you have a home that's 3,500 square feet and one or two people living in it, maintenance becomes a burden," Esling said. "But they can't sell because so much of that money would go back to the government."

Esling believes that adjusting the capital gains exclusion would give Pleasanton homeowners more flexibility to downsize or relocate and create opportunities for new buyers. "It may even allow the seller to do some of the deferred maintenance or help the buyer with repairs. It helps both sides," she said.

The delegation also discussed the role of Fannie Mae and Freddie Mac — two government-sponsored enterprises (GSEs) that provide home purchase financing options by buying loans from lenders.

Fannie Mae and Freddie Mac have remained under federal conservatorship since the 2008 financial crisis. While some government leaders have signaled interest in ending that oversight and returning the GSEs to private ownership, housing finance experts caution that removing the government backstop could lead to higher mortgage costs for homebuyers.



DAVID STARK / BAY EAST

Tracey Esling, 2025 president of the Bay East Association of Realtors (left) and Bill Espinola, 2025 Bay East president-elect took the Realtor voice directly to Washington, D.C.

See **REALTORS** on Page 22

HOME SALES

This week's data represents homes sold during March 24 to April 4 for Pleasanton, Livermore, Dublin and Sunol, and May 12-23 for San Ramon.

PLEASANTON

4568 1st Street Winget Family Trust to T. Knuppe for \$2,100,000

7410 Aspen Court Whippet Trust to F. El Haddad for \$1,265,000

1234 Bordeaux Street D. & A. Treadway to Subhashis Trust for \$2,700,000

6524 Calle De La Mancha Cheves Family Trust to K. & A. Olarig for \$2,098,000

3239 Cheryl Circle B. & S. Poruri to A. & T. Doshi for \$1,960,000

7687 Highland Oaks Drive Desprez Family Trust to A. & A. Malhotra for \$1,675,000

2621 Ingrid Court Detrane Family Trust to Guo-Lu Trust for \$3,425,000

7374 Lemonwood Way Cleveland Family Trust to S. & S. Challa for \$1,790,000

3746 Riesling Court Day Trust to A. & W. Wiedemeyer for \$2,095,000

3747 Rose Rock Circle Roybal Family Trust to Kanoongo Living Trust for \$1,410,000

7222 Valley View Court Chaturvedi Family Trust to U. & A. Patel for \$1,220,000

5788 Belleza Drive Riley Living Trust to M. & M. Fedor for \$899,000

2862 Calle Reynoso J. Chen to J. & J. Huang for \$2,250,000

202 Del Valle Court Y. Chen to S. & A. Kulathumony for \$2,110,000

3767 Fairlands Drive Xue & Gao Family Trust to S. & A. Vattikundala for \$1,600,000

3253 Flemington Court Bowlby Living Trust to S. & V. Manthripragada for \$1,830,000

935 Mingoia Street N. & C. Pak to Dash-Mamidipally Family Trust for \$3,350,000

520 Rowell Lane L. & J. Davis to M. & P. Anand for \$2,300,000

2279 Segundo Court #2 Glancy Trust to Z. & F. Nawid for \$519,000

1087 Touriga Place Vistaven LLC to Sanchez Family Trust for \$1,995,000

3421 Touriga Drive H. Jeon to S. & A. Chauhan for \$1,670,000

7357 Tulipwood Circle Cruz Living Trust to H. & A. Wei for \$1,355,000

1392 Vailwood Court Lawson Trust to K. Crawford for \$1,900,000

LIVERMORE

5720 Arlene Way D. Branco to C. Robinson for \$1,589,000

5436 Arrowhead Court D. & G. Gibson to D. & A. Jain for \$1,423,000

451 Bell Avenue Teslich Trust to S. & P. Athreya for \$1,550,000

3193 Belmont Court Briggs Family Trust to C. & P. Hoopes for \$2,530,000

1937 Bluebell Drive Corniola Trust to T. & S. Majithia for \$1,250,000

718 Carla Street C. & M. Nagel to L. & T. Dalldorf for \$1,175,000

2445 Chateau Way Eic 2019 Trust to H. & S. Hy for \$1,460,000

2248 Chateau Way Dante Trust to H. & J. Forlines for \$1,260,000

1189 Dana Circle Bidwell Family Trust Of 2016 to S. & A. Ferrel for \$1,580,000

3817 Dartmouth Way D. & J. Mcmichael to W & J Gibbons Family Trust for \$877,500

5650 Dresslar Circle Sanders Living Trust to J. Kaur for \$2,100,000

5883 Dresslar Circle Mulhem Trust to S. & S. Punnamraju for \$1,899,000

789 Lido Drive A. He to Pulivarthi Family Trust for \$1,582,000

361 North Livermore Avenue Scatena Trust to K. & C. Chamberlain for \$1,175,000

1438 Locust Street Fink Living Trust to E & A 2025 Investments LLC for \$799,000

975 Murrieta Boulevard #2 E. Grigsby to G. Mcchesney for \$450,000

111 Northwood Common Harris-Castro Living Trust to G. & A. Singh for \$765,000

1832 Railroad Avenue #106 C. Jackson to A. Thomas for \$785,000

814 Saddleback Circle C. Avanzino to B. & S. Moreno for \$1,400,000

1881 Staghorn Way Doidge Trust to R. & M. Joshi for \$2,070,000

1016 Vienna Street Shell Family Trust to T. & M. Maldonado for \$870,000

570 Yosemite Drive A. & G. Stevens to R. & A. Kumar for \$1,700,000

2488 Ancona Circle Burnett Family Trust to Cherian Trust for \$2,500,000

1762 Centaurus Street Dierks Family Trust to M. & R. Tonne for \$812,000

4264 East Avenue Zca Homes LLC to Remi LLC for \$875,000

427 El Caminito Klino Trust to A. & R. Chukkapalli for \$1,135,000

678 Falcon Way A. & N. Ruotolo to G. & E. Pang for \$1,000,000

3830 Madeira Way E. & M. Tadeo to K. & A. Khanna for \$925,000

1206 Notre Dame Court Lawson Trust to M. & N. Carter for \$1,250,000

3863 Pestana Way A. & T. Bruley to S. Paranjape for \$1,265,000

801 Tranquility Court #10 S. Sharan to Ntia Living Trust for \$925,000

977 Verona Avenue P. Robert to T. & T. Nguyen for \$1,010,000

1345 Windsor Way Lucas Family Trust to B. & S. Felch for \$1,550,000

DUBLIN

8330 Ferncliff Court M. Munoz to M. & P. Lyer for \$1,370,000

7786 Ironwood Drive Timm Family Trust to M. & A. Gupta for \$1,182,500

5582 Linden Street Baker Family Trust to Sofia Family Trust for \$2,110,000

7656 Millbrook Avenue Leclair Living Trust to Ng Family Trust for \$1,470,000

4805 Perugia Street Buktenica Trust to G. Grewal for \$1,035,000

7318 Yountville Street J. & J. Carter to S. & G. Subramanian for \$2,250,000

8889 Bellina Commons H. Chandrasekharam to M. & S. Hegde for \$1,005,000

7454 Brookdale Court Melendez Trust to Dgn Chen Family LLC for \$1,310,000

11603 Circle Way R. Park to J. & G. Xu for \$1,410,000

5366 South Dublin Ranch Drive A. & B. Macdonald to Shenoy Living Trust for \$2,710,000

3651 Finian Way Sciammas Surviving Family Trust to Lau Trust for \$855,500

4152 Forest Springs Road S. Balraj to S. & B. Talakad for \$1,320,000

7792 Kelly Canyon Drive Fong Family Trust to H. & C. Shukla for \$2,270,000

3240 Maguire Way #424 S. Abidi to D. & L. Vo for \$795,000

4313 Panorama Drive Li Family Trust to S. & D. Verma for \$1,490,000

7947 Regional Common S. Vaidya to T. & P. Ponomarev for \$1,250,000

SUNOL

861 Kilkare Road Canaparo Trust to Streamside Ministry Inc for \$2,177,000

SAN RAMON

3465 Ashbourne Circle A. Jolly to Avala Living Trust for \$3,180,000

2239 Britannia Drive Marchese Family Trust to S. & S. Singh for \$2,550,000

9875 Brunswick Way Sv Ventures Holdings LLC to S. & S. Ramesh for \$1,500,000

111 Corral Circle Ross Living Trust to R. & N. Duvva for \$1,870,000

SALES AT A GLANCE

PLEASANTON

(MARCH 24-APRIL 4)

Total sales reported: 23

Lowest sale reported: \$519,000

Highest sale reported: \$3,425,000

Average sales reported: \$1,891,999

LIVERMORE

(MARCH 24-APRIL 4)

Total sales reported: 33

Lowest sale reported: \$440,000

Highest sale reported: \$1,700,000

Average sales reported: \$1,319,287

DUBLIN

(MARCH 24-APRIL 4)

Total sales reported: 16

Lowest sale reported: \$795,000

Highest sale reported: \$2,710,000

Average sales reported: \$1,489,562

SUNOL (MARCH 24-APRIL 4)

Total sales reported: 1

Lowest sale reported: \$2,177,000

Highest sale reported: \$2,177,000

Average sales reported: \$2,177,000

SAN RAMON (MAY 12-23)

Total sales reported: 26

Lowest sale reported: \$488,000

Highest sale reported: \$3,500,000

Average sales reported: \$1,725,769

Source: California REsource

1143 Hawkshead Circle Langenbach-Hoang Family Trust to Chappell Family Trust for \$3,500,000

44 Longwood Court Neumann Trust to Brager 2014 Family Trust for \$2,200,000

169 Pebble Place H. Hokkyo to S. & K. Mock for \$1,655,000

433 Pine Ridge Drive Lspi Exchange Corp to M & R Tahoe LLC for \$831,000

215 Reflections Drive #28 Bareiss Trust to B. Christensen for \$488,000

Source: California REsource

REALTORS

Continued from Page 21

Esling and her colleagues urged lawmakers to preserve a government guarantee for these entities to maintain stability in the housing finance system.

“Interest rates are already high and if there isn’t some kind of government involvement in the GSEs, it may be even more expensive to do these loans,” Esling said.

Another priority was the “Disaster Resiliency and Coverage Act” (HR 1105), which would provide grants and tax credits for home hardening projects to help reduce skyrocketing insurance premiums.

“High insurance costs can make homeownership unaffordable,” Esling said. “This legislation helps homeowners protect their properties and reduce costs.”

The Realtors also supported the “Fair and Equal Housing Act”, which would expand federal housing protections to include sexual orientation and gender identity.

“Discrimination has no place in our housing markets,” Esling said.

Asked if lawmakers were receptive to the issues, Esling said, “Yes, because of the questions they were asking. When they start asking questions, I know they’re engaged and they care about their communities.”

While much of the advocacy took place in Washington, Esling said her work doesn’t stop when she comes home. She said, “Whether we’re in Washington or at a city council meeting closer to home, we’re always working for the people we serve.”

For Esling, advocacy is more than a responsibility — it’s part of what it means to be a Realtor.

“I don’t know that our communities realize how much we go to bat for them,” she said. “But that’s what we do.” ■

Editor’s note: David Stark is chief public affairs and communications officer for the Bay East Association of Realtors, based in Pleasanton.



DAVID STARK / BAY EAST

From left: U.S. Rep. Eric Swalwell, Bay East Association of Realtors past-president Otto Catrina, Bay East president Tracey Esling and Bay East president-elect Bill Espinola discuss housing and homeownership issues.

VENEMA HOMES

EXPERIENCE



EXCELLENCE

Everyone Says the Market Has Slowed... But We're BUSIER Than Ever!



- 📍 7 Homes IN ESCROW
- 📍 9 Homes JUST LISTED
- 📍 Buyers are Showing Up. Writing Offers. Getting Into Contract.



✓ PROOF & POWER

🏠 13 Homes Sold 📍 Record Price Per Square Foot \$911, Ruby Hill Custom Home 🏆 Top Ranked Group in Listings March/April
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Your home is your biggest asset. Trust the team who delivers, even in a shifting market.

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Sold in 3 days with 4 offers



14 Castledown Rd, Pleasanton

4 BDR | 2.5 BA | 2,880 SqFt | 21,567 Lot with pool/spa

PRESENTED AT \$2,000,000 SOLD AT \$2,300,000



KRIS MOXLEY
REAL ESTATE



Pending in 5 days receiving 5 offers

3499 Dennis Dr, Pleasanton

4 Bedrooms | office or 5th bedroom | 2.5 baths
2,522 SqFt of living space | 10,360 corner lot.

Close to Mohr school

PRESENTED AT \$2,250,000



4067 Nevis St, Pleasanton

3 BDR | 2 BA | 1,471 SqFt

SOLD AT \$1,530,000

What my clients are saying:

Kris did a wonderful job helping us sell our home in Pleasanton. We were on a tight schedule, and she listened to our concerns and worked very hard to make sure we had the best chance of getting our home sold. She did an amazing job of staging and marketing our home and went above and beyond to host open houses for us. She has been a true partner and resource and we'd highly recommend her to anyone who is interested in getting top notch service as either a buyer or seller.



4946 Sequoia Way, Dublin

Coming Soon is this one-story home offering 4 bedrooms | 3 Baths | 2,202 SqFt of living space | on a 5,989 corner lot. Walk to the neighborhood pool and ease of shopping and commute access.



Pending

4730 Del Valle Pkwy, Pleasanton

4 BDR | 3 BA | 2,362 SQFT | Downtown

PRESENTED AT \$1,840,000



Pending

5720 San Juan Way, Pleasanton

4 BDR | 2 BA | 2,188 SqFt

One-story | all updated

PRESENTED AT 1,735,000



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COMPASS