

CHRISTIAN TRUJANO

The Pleasanton Heritage Association recognized this home, located at 4239 Pleasanton Ave., as one of the four recipients of this year's 2026 Heritage Preservation Awards.

Honoring local history

Two houses, two commercial properties win 2026 Heritage Preservation Awards

BY CHRISTIAN TRUJANO

The Pleasanton Heritage Association has for the first time recognized two commercial properties with its Heritage Preservation Award.

The Kottinger Barn at 200 Ray St. and a home-turned-office at 180 Spring St. were among the awardees this year, joining a Spanish revival-style home located on 4467 Second St. and a 1930s Tudor revival home at 4239 Pleasanton Ave. All four properties were honored with plaques at a ceremony in August.

The Heritage Preservation Award recognizes historic properties that have been preserved for the community to admire. Brian Bourg, PHA's awards committee chair, said this year's recipients all share one thing in common: They carry a piece of Pleasanton's history.

"Pleasanton's historic neighborhoods ... and our beautiful downtown is what makes us special," Bourg told the Weekly. "We would like to keep that special quality and not allow people to come in with nothing but money and change the homes and demolish them or do things that take away from their historic integrity."

Bourg is a longtime Pleasanton resident who has lived in his historic home on Second Street for 50 years. His home, which was built in 1896, was recognized by the PHA in 2020.

The heritage association was founded in 2008 after residents saw more and more people buying historic homes and either not taking care of them or demolishing them, according to Bourg.

Each year, the organization's awards committee picks a pool of locations for consideration before choosing up to five awardees. Bourg said the committee typically looks for homes that were built before 1942.

More than a decade ago, the city conducted a survey and determined there were roughly 90 homes in the city that fit the criteria and were labeled as historic resources, which means they maintain enough of their historic character, integrity and characteristics. Since its founding, the heritage association has awarded more than 40 commemorative plaques to families and individuals, Bourg said.

This year, Bourg said the awards committee bent the rules a bit to include the two commercial properties.

He said the heritage association wanted to celebrate all the work owner Bruce Torquemada has done to restore the Kottinger Barn, Pleasanton's oldest standing building, while making sure it looks just like it did when it was built in 1852.

Bourg said the heritage association plans to hold a special ceremony to install the award plaque on Kottinger Barn, but no date has been set. The barn currently serves as an event space.

The other commercial property recognized this year, 180 Spring St., is owned by Shawn and Dan Copenhagen. They don't live in the home, located right at the intersection of Spring Street and Railroad Avenue, and the building isn't considered a historic resource by the city.

> 'Pleasanton's historic neighborhoods ... and our beautiful downtown is what makes us special.'
>
> **Brian Bourg,**
> PHA's awards committee chair

Still, PHA wanted to honor the Copenhagens, who use the home as an office, for their restoration efforts. Bourg said the couple saved the structure from a development group that wanted to build five condominium units on

See **AWARDS** on Page **22**

tri pointe HOMES



NEW HOMES IN PLEASANTON

Modern townhome-style condos in a convenient location. Central to schools, dining, wineries, shopping, parks, trails, and local transit...virtually everything you need is close to home!

HARMONY
Now Selling
4301 Elderbrook Lane, Pleasanton, CA

1,407 - 2,328 SQ. FT.	3 - 4 BEDS	3 - 4 BATHS	2 BAY GARAGE

POPPY LANE
Coming Early 2027
7305 S Valley Trails, Pleasanton, CA

1,492 - 2,423 SQ. FT.	3 - 5 BEDS	2.5 - 3.5 BATHS	2 BAY GARAGE

Scan for more community information or visit us at TriPointeHomes.com

CONTACT OUR NEW HOME SPECIALISTS TODAY!
925.412.4547

The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2026 Tri Pointe Homes Holdings, Inc. California Contractor's License No. 1018637. California DRE License No. 02025660. All rights reserved.

The headlines are focused on interest rates, but what's the real story?

For anyone who values location, lifestyle and long-term equity, the local market is evolving and opportunities are still here

BY DEVIN DAVIS

If you've been following housing news lately, you've likely heard plenty about mortgage rates. The average 30-year fixed rate was 6.86% in September, up from 6.35% a year ago, according to the National Association of Realtors.

But rates are only part of the story. Here in the East Bay, the real story looks much different: Prices are inching back up, buyers may have fewer homes to choose from, and homes are still selling.



Devin Davis

"When mortgage rates move, buyers seem to notice it right away," said Bill Espinola, 2026 president of the Bay East Association of Realtors. "But the national numbers are averages. Real estate is hyper-local, and what's happening here in the East Bay often looks very different from what's happening elsewhere."

Home prices across the East Bay rose more than 6% from August and more than 5% from September 2025. It was the first increase since May.

Compare that with the entire western part of the country, where NAR reported the median price slipped 0.3% from a year ago, the only U.S. region where prices dipped. Nationally, the median single-family price was up 1.2%.

Buyers also have fewer options than they did a year ago. The number of homes for sale across the East Bay has held relatively steady in recent months but remains less than last September.

"A headline can tell you which way the country could be moving, but it can't tell you what's happening on your street," Espinola said. "That's why we encourage people to look at the numbers for their own city, along with the national headlines."

Closer to home, the Tri-Valley is a good reminder of just how local real estate can be. Livermore, Pleasanton and Dublin are neighbors, but their real estate market conditions tell three different stories.

Livermore stood out. Sales rose 18% while the median price climbed 13% compared to last September. Homes for sale were up 25%, which gave buyers more to choose from, yet they still moved quickly. Homes sold in 23 days, down from 34 days a year ago.

"Livermore is a great example of what happens when buyers have more to choose from," Espinola said. "Even with prices slightly up, buyers are still ready to act when the right home comes along."

Pleasanton looked different. The median price rose 4%, but sales fell 25% and homes took 37 days to sell, up from 26 a year ago. Sellers appear to be holding on to value, while buyers are in less of a hurry.

Dublin had its own story. The median price dropped 9%, and homes took 31 days to sell, compared with 24 a year ago.

Put the three cities side by side and a pattern emerges. Prices ranged from a 13% increase in Livermore to a 9% decrease in Dublin. Homes sold 11 days faster in Livermore, but 11 days slower in Pleasanton and seven days slower in Dublin. Three cities within a few miles of each other, all facing the same mortgage rates, produced very different results.

So, what does it all mean? NAR chief economist Dr. Lawrence Yun noted that more homes for sale and homes taking longer to sell are giving buyers more negotiating power. Dublin, with more homes on the market and a longer time to sell, fits that pattern. Livermore, where homes are selling faster, shows that some buyers still want to move quickly regardless of the rates.

It also shows that a slower market isn't necessarily a falling one. In Pleasanton, prices rose even as sales dropped.

"Fewer sales don't mean the market is collapsing," Espinola said. "It means buyers are being more selective, and sellers are being realistic about pricing. The right strategy depends on the neighborhood and the price point."

For buyers, Espinola encourages starting early. "Now is the time to be talking with your Realtor," he said. "When you know your budget and your options, you're ready to move when the right home comes along."

For sellers, he says the message is just as local: "Look at what's happening in your own neighborhood, not just the headlines. Pricing it right from the start matters more than ever."

In other words, the market hasn't stopped. It's just more selective, and more local, than the headlines suggest.

Espinola added that interest rates will keep making headlines, but for anyone who values location, lifestyle and long-term equity, the real story in the East Bay is that the market is evolving, and opportunities are still here. ■

Editor's note: Devin Davis is a public affairs specialist for the Bay East Association of Realtors, which is based in Pleasanton.



Just Listed



62 Jamaica Way

COUNTRY VIEW | SAN RAMON

4 BED · 2.5 BATH · 2,100 SF · 0.21 AC · $1,699,000

Pending / 7 Days on Market



7761 Capewood Place

HIGHLAND OAKS | PLEASANTON

4 BED · 2 BATH · 1,680 SF · 0.20 AC · $1,299,000

In Contract / Buyer Represented



5290 Crestline Way

PLEASANTON VALLEY | PLEASANTON

5 BED · 4 BATH · 2,746 SF · 0.16 AC · $2,198,888

In Contract / Buyer Represented



877 Curlew Road

SUMMERSET | LIVERMORE

4 BED · 3 BATH · 2,172 SF · 0.16 AC · $1,349,000

***Sold** / 11% Over Ask · 8 Days on Market · Multiple Offers*



1721 Beachwood Way

BIRDLAND | PLEASANTON

6 BED · 3 BATH · 2,538 SF · 0.17 AC · $1,676,159



THE MURTAGH TEAM

JULIA MURTAGH

REALTOR® DRE# 01751854

murtaghrealestate.com

925.997.2411

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Rules & Exclusions apply. Compass offers no guarantee or warranty of results. Subject to additional terms and conditions.





PHOTOS BY CHRISTIAN TRUJANO

Left: Kottinger Barn, Pleasanton's oldest standing building, was recognized with a heritage award this year even though it is a commercially zoned property. Right: Jeff and Kathy Meier's home at 4467 Second St. was one of four recipients of this year's Heritage Preservation Award.

AWARDS

Continued from Page **19**

the lot. Instead, the previous owner sold the property to the Copenhagens because he wanted the home to stay intact.

"It was such a pleasant thing to hear that the (former) owner probably could have made more money selling it to condo developers, but he chose to sell it to someone who was going to keep the home like it was and preserve its integrity," Bourg said. "Even though it's not a (historic) resource, it was a great example of preserving something that was part of Pleasanton's history."

The Spanish revival-style home located on 4467 Second St., right next to the Lighthouse Baptist Church, is owned by Jeff and Kathy Meier and was built in 1944, which means it is also not listed as a historic resource. However, Bourg said it's one of the best local examples of a Spanish revival home.

He also noted that the Meier family did a great job rebuilding after large tree fell on top of the home and the church next door during a storm in 2023.

The Tudor home, located on 4239 Pleasanton Ave., is considered one of Pleasanton's historic resources. Bourg said PHA wanted to recognize homeowners Terry and David Westerhoff for restoring, and artfully adding to, the structure, inspired by 15th century English architecture.

Terry Westerhoff told the Weekly that while she wasn't completely surprised by the award, as she's aware of the heritage association and its mission, the recognition was nice to receive. She said the plaques, which each feature the date the structure was built, contribute to the overall historic atmosphere of downtown Pleasanton.

"We're thankful to the organization that they chose our home," Westerhoff said. ■

Retire in Pleasanton!
Vineyard Estates Active Adult Comminity!



3263 Vineyard Estates #16 | $260,000
3 bedrooms | 2 baths | 1,340 sqft.



3263 Vineyard Estates #86 | $265,900
3 bedrooms | 2 baths | 1,550 sqft.



3263 Vineyard Estates #108 | $277,000
3 bedrooms | 2 baths | 1,340 sqft.



3263 Vineyard Estates #187 | $245,000
2 bedrooms | 2 baths | 1,050 sqft.

Eva Deagen (925) 699-2133
REALTOR® - DRE #01291142
homes@EvaDeagen.com
www.EvaDeagen.com
THE RE/MAX COLLECTION®



HOME SALES

This week's data represents homes sold during Aug. 17-21 for Pleasanton, Livermore and Dublin, and Sept. 21-25 for San Ramon.

PLEASANTON

1568 Calle Santiago S. & J. Saund to B. Kristal for $902,000

5943 Corte Arboles Yee Trust to W. & J. Burdge for $1,450,000

4094 Cristobal Way V. & D. Gordillo to M. & M. Mamidi for $1,250,000

4236 Jensen Street Dsouza Enterprises LLC to S. & Z. Shah for $1,520,000

2533 Larrikeet Court Hill Family Trust to E. & C. Lee for $1,700,000

694 Peters Avenue Frost Jason 2010 Trust Of to R. & M. Rieth for $705,000

6252 Robin Court S. & M. Bettencourt to K. & R. Shukla for $1,400,000

4362 Valley Avenue #C5 Seever Family Trust to K. & W. Mlinarich for $750,000

4374 Valley Avenue #D1 Jelee & Company Inc to A. Kusuma for $810,000

LIVERMORE

1681 5th Street Scullion Family Trust to Preston Family Trust for $1,520,000

675 Alameda Drive C. Shimozono to U. & T. Shaikh for $915,000

637 Dover Way K. & G. Korsak to M. & G. Mora for $1,040,000

4023 Emerson Drive Federighi Living Trust to Mohammed Trust for $1,625,000

1271 Hollyhock Street Rkumar Living Trust to E. Dike for $740,000

727 South I Street U. Vichurasmee to J. & C. Alleman for $1,125,000

842 Loyola Way Chandler Family Trust to Mont Trust for $1,435,000

1061 Lucille Street Hatfield Family Trust to D. & J. Muser for $1,200,000

975 Murrieta Boulevard #24 Zhang Trust to A. Kumar for $280,000

705 Newbury Street M. Kinsella to G. & J. Mann for $1,700,000

915 Orion Way Debow Kirk Trust to Manss Family Trust for $1,450,000

2998 Sage Common W. Carr to Frick Family Trust for $1,090,000

716 Tanager Road J. & R. Geddings to Sc Homes 321 LLC for $861,000

783 Via Del Sol C. & D. Tamagno to L. & K. Batsos for $1,350,000

DUBLIN

3668 Branding Iron Place J. & B. Yoon to J. & J. Gee for $1,025,000

3279 Cranbrook Place Carino Trust to S. & A. Bhardwaj for $2,285,000

7578 Langmuir Court Bypass Trust to E. Norton for $1,100,000

5810 Midnight Place #D Y. Guo to D. & S. Panchal for $950,000

4367 Panorama Drive Rpn Living Trust to J. & A. Wong for $1,325,000

4527 Pine Mountain Way L. Raju to R. & S. Krishnan for $2,225,000

SAN RAMON

3348 Chartwell Street C. Mccunney to A. & D. Liu for $1,199,000

3567 Cinnamon Ridge Road Charantimath Living Trust to D. & S. Sundar for $1,965,000

3941 Crow Canyon Road M. Wilson to S. & E. Canoy for $589,000

Source: California REsource



KRIS MOXLEY
REALTOR®

Strategic. Collaborative. Experienced.

WITH **46 YEARS** OF EXPERIENCE,
LET ME GUIDE YOU HOME!
925.519.9080
MOXLEYREALESTATE.COM
DRE 00790463

551 SAINT JOHN STREET
PLEASANTON | DOWNTOWN
PRESENTED AT $800,000



2 BED | 2.5 BATH | 1,287 SQ FT
Beautiful Downtown Pleasanton Townhome offering an ideal blend of style, comfort, and convenience

5016 BLACK AVENUE
PLEASANTON | PLEASANTON VALLEY
PRESENTED AT $1,575,000



4 BED | 2 BATH | 1,675 SQ FT
Attention to detail updates is shown in this home's open floor plan. A spacious backyard offers a possible ADU buildable site with side yard access.

2680 TURNSTONE DRIVE
PLEASANTON | BIRDLAND
PRESENTED AT $2,050,000



4 BED | 3 BATH | 2,371 SQ FT
Offering 2 primary suites, one on the main level, one upstairs. A backyard oasis with pool/spa. Owned solar.

40361 LORO PLACE
FREMONT | KIMBER PARK
PRESENTED AT $2,400,000 | SOLD AT $2,550,000



3 BED | 2 BATH | 1,881 SQ FT
Sold $150K Over Ask with Multiple Offers in 4 Days

408 CABONIA COURT
PLEASANTON | RUBY HILL
SOLD AT $2,070,000



4 BED | 3 BATH | 2,296 SQ FT
Stunning contemporary single story home offering modern comfort and style on a corner lot.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01527235. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Rules & Exclusions apply. Compass offers no guarantee or warranty of results. Subject to additional terms and conditions.

COMPASS

VENEMA HOMES

EXPERIENCE ✦ EXCELLENCE

LED BY **LIZ VENEMA**. POWERED BY THE **VENEMA HOMES TEAM**.

YOUR NEXT HOME DESERVES A TEAM THAT KNOWS PLEASANTON BY HEART.

Local roots. Real strategy. A steady hand for your next move.



Pleasanton isn't just where we work. It's where we live, raise our families and show up.

Pleasanton is more than where we work—it's home. Liz has lived here for more than 40 years and raised her daughters through the Pleasanton schools. Alexis and Amanda were born and raised here, and our office is right on Main Street. We know this community, we know each neighborhood, because we're part of it.

LIZ VENEMA

Founder & CEO

REALTOR® | SRES® | (Seniors Real Estate Specialist®)

Multiple award-winning luxury leader and one of the founders of Keller Williams Tri Valley Luxury Division, Liz brings 40+ years of Pleasanton insight, elevated marketing and strong negotiation to every move.

Award-winning luxury leadership. Elevated marketing. Decisive negotiation.

ALEXIS VENEMA

Partner | Broker Associate

NATIONAL 30 UNDER 30 | SRES® | (SENIORS REAL ESTATE SPECIALIST®)

Nationally recognized as a 30 Under 30 honoree, Alexis holds the record for the highest closed sales in Keller Williams Tri-Valley history at $6.5 million and the largest escrow in brokerage history at $13 million.

Chamber's Young Professionals Board

WHAT WE DO

We bring the plan, the people and the follow-through.

✓ **BUY** ✓ **SELL** ✓ **FIRST HOMES** ✓ **UPSIZE** ✓ **DOWNSIZE** ✓ **RELOCATE**

From pricing, preparation and negotiation to repairs, staging, packing, estate-sale contacts and moving resources, we help clients through the details of the move.

YOUR DIGITAL FRONT DOOR IS THE NEW CURB APPEAL.

✓ SMART TECHNOLOGY ✓ HUMAN JUDGMENT ✓ RELATIONSHIPS AT THE HEART OF EVERY MOVE

FROM FIRST KEYS TO THE NEXT CHAPTER

Townhomes • Traditional Homes • Luxury Homes



3436 SMOKETREE COMMONS — **FIRST HOME**
2 BED • 2 BATH • 856 SQFT • $589,000



1087 TOURIGA DRIVE — **UPSIZE**
4 BED • 3 BATH • 1935 SQFT • $1,995,000



1512 GERMANO WAY — **LUXURY**
6 BED • 5.5 BATH • 8,454 SQFT • $5,950,000

PLEASANTON WEEKLY FAVORITE REAL ESTATE TEAM • 2 YEARS RUNNING
$272M+ RUBY HILL TRANSACTION VOLUME

Buying, selling or planning a move? Let's talk!

Liz Venema
FOUNDER | CEO | VENEMA HOMES

KELLERWILLIAMS Luxury INTERNATIONAL

925.413.6544 • LIZ@VENEMAHOMES.COM • VENEMAHOMES.COM

660 Main Street, Pleasanton • DRE #01922957