



THE GATTI REPORT: YOUR GREATER DANVILLE AREA REAL ESTATE UPDATE

By Joe Gatti

2025 is well underway, bringing new opportunities to our local real estate market. With the spring market just around the corner, and a new presidential administration in place, fresh policies are expected to impact the economic landscape in the coming months. As we anticipate these changes, we're also excited to showcase a rare opportunity in Danville: a beautiful home on two lots near Charlotte Wood Middle School! Whether you're considering selling or buying, the Gatti Team is here to help you navigate the evolving market. With over 60 years of combined experience in the Greater Danville Area, and the backing of Compass — the #1 real estate brokerage in the U.S. — we offer personalized, expert guidance tailored to your needs.

The Federal Reserve convened on January 28th-29th, after the submission of this article. Leading up to the meeting, markets widely expected the Fed to keep interest rates steady, as inflation remained above its 2% target. On January 15th, the release of the Consumer Price Index (CPI) for December triggered a surge in the stock market, with core inflation (excluding food and energy) coming in lower than expected at 3.2%. Overall inflation matched expectations at 2.9%. In the wake of the new administration's inauguration on January 20th, market attention is now shifting to the policies that will unfold in the months ahead, especially those affecting key sectors like real estate.

A key focus for the new administration is its approach to energy production, taxes, and tariffs, all of which could have significant implications for our local real estate market. Energy and tax policies are expected to benefit housing. With the administration's promise to ramp up oil production, the U.S. Energy Information Administration (EIA) has projected a 9% decrease in gasoline prices, which could help ease inflationary pressures. Additionally, if the Tax Cuts and Jobs Act of 2017 is extended or expanded, consumers may see more post-tax income, increasing their ability for future real estate investment. However, tariff policies remain uncertain. Should tariffs be imposed, inflation could rise, potentially keeping mortgage rates higher for longer. Despite these uncertainties, real estate activity is expected to pick up in the coming months, particularly in the Greater Danville Area, where policies will shape seller and buyer expectations over the next four years.

Turning to our local market, one property that truly stands out is our listing at 431 Bolero Drive in Danville. Just a few blocks from Charlotte Wood Middle School and Osage Park, and only 2.9 miles from downtown, this home offers exceptional location and value. Listed as the best 5-bedroom home on over half an acre in Danville, the property spans two lots—431 and 401 Bolero Drive—totaling .65 of an acre, and has been thoughtfully remodeled with modern upgrades. Inside, you'll find new engineered hardwood floors, sleekly updated bathrooms, custom closet systems, and stylish lighting. The kitchen features a new double wall oven and wine fridge, and the open layout is ideal for entertaining. Outdoors, the home transforms into a private oasis, complete with a resurfaced Pebble Tec pool, raised garden beds, a built-in BBQ, and extensive hardscaping. With expansive open space on two sides, this property offers stunning 180-degree views of Las Trampas and the San Ramon Valley. Modern updates, a prime location, and proximity to top-rated schools make this home the perfect blend of style and convenience. For those interested in experiencing this exceptional property firsthand, we invite you to join us at our open houses.

We're here to help you achieve your real estate goals—whether you're buying or selling. If you're thinking of selling, contact us for a FREE, no-obligation estimate of your home's value, and set up a private consultation today!

I hope you found this article helpful. With 13 years of experience serving our real estate community, I'm passionate about helping clients navigate our local market. My business partner and father, Ron Gatti, brings over 40 years of expertise in the Greater Danville Area, making our team a trusted resource for all of your real estate needs. As Associate Brokers with Compass, the Gatti Team is proudly located at the 760 Camino Ramon office in Danville. If you have any questions about this article or would like personalized guidance, don't hesitate to reach out. You can email us at GattiRealEstate@gmail.com or call me directly at 925-588-3590. We're here to help!

JOE & RON GATTI

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2 LOTS, 1 HOME | PANORAMIC VIEWS
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431 BOLERO DRIVE | DANVILLE

5 BED | 2.5 BATH | 2982 SQFT | .65 ACRE | OFFERED AT \$2,749,000

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