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Meet Sonal Basu
Realtor

Sonal resides in Walnut Creek with her family. She graduated with honors in Business Administration from University of Houston. She was an executive member of several financial institutions for over 15 years before making the transition to Real Estate and joining Prudential CA Realty. She is a certified e-PRO agent and is endorsed by the National Association of REALTORS®. Being a tech-savvy professional, she has the latest software and online tools at her fingertips to streamline information flow and help you close your deal in a speedy and efficient manner.



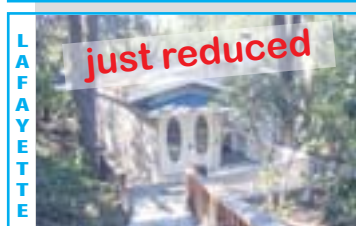
\$3,595,000
30 Manti Terrace

Spectacular Gated Country French Estate. The main house features 4 bedrooms 4 1/2 bathrooms, a movie theater, office and two wine cellars - over 5300 s.f. The guest house includes a living room, bedroom, bathroom and full kitchen. **Call Jim Colhoun** for more details and a private showing, 925-962-6101.



\$997,500
911 Springfield Drive

Rock-Bottom Price! New listing in Northgate's desirable Brooktree area with five bedrooms, over 2500 s.f. & gorgeous pool. All this for under One Million! Walk to 12 years of top-rated schools. Call Jim Colhoun for more information at **925 962-6101**



\$ 749,900
1003 Hawthorne Dr.

REO/Bank Owned. Secluded Setting, remodeled kitchen, granite, hardwood floors, updated baths. Fabulous new price \$754,900. **Call Sonal Basu 925-588-5566**



\$2,390,000
139 Erselia Trail

Spectacular Alamo estate home on level acre with stunning backyard featuring pool, spa, gazebo and vineyard. Over 4400 s.f home with four bedrooms plus office and recently remodeled kitchen. **Call Jim Colhoun** at 925-962-6101.



\$799,000
32 Kazar Court

Best Price Single Family in Moraga featuring 3 bed/2 bath nearly 1900 sq. ft. of living space on a quiet court with formal dining, family room and spacious kitchen. **Call Jan Maddox 925-283-7000**



\$ 449,000
1177 Leisure Lane #3

2 Br, 2 full baths. Totally remodeled with top of the line appliances, **travertine flooring**, slate patio, crown molding and much more. Now is the time to enjoy life! **Call Lisa** for more information (925) 698-5752

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Update on Lafayette's Downtown Strategy

... continued from page 1



Downtown Parking
■ Older lots, often full ■ Newer lots ■ Potential new parking sites
 Courtesy of the Lafayette Downtown Strategy available on the City's web site: www.lovelafayette.com

Redevelopment is a tool created by state law to assist local governments to achieve the goals of development, reconstruction and rehabilitation of residential, commercial, industrial and retail districts. It can be used for public projects and for stimulating housing - affordable and otherwise - and economic development through public/private partnerships, according to Ann Merideth, Community Development Agency money can be used for paving or police services.

"Our charge is to define how we want the downtown to grow," said Ruth McCahan, at a recent Advisory Committee meeting. "When I moved here over 45 years ago, Lafayette looked very different from what it does today, I'm sure forty years into the future it'll look different from what it does today - it continues to evolve to meet the needs of the community without losing its small town environment and unique sense of place."

"The Advisory Committee is still going through the background information and talking about downtown generally. The preliminary preferred option from April is the latest plan, but the Committee won't be talking about that or any of the earlier alternatives until they finish this phase of their work. Sometime in the fall the work with the consultants will start again," said Merideth.

Another Advisory Committee meeting is scheduled for August 20 at 7:00 at the City Offices at 3675 Mt. Diablo Blvd. To take a closer look at what's gone on to date, go to www.lovelafayette.com for agendas, notes, economic analysis, survey results and more.

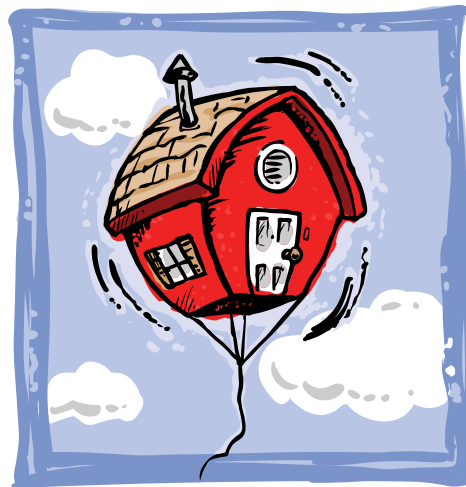
"Mr. Housing Bubble?" - What's in Real Estate's future?

By Mark Shaw

What defines a "bubble?" Some say an 80% decline. If you're waiting for a \$1M home to fire sale at \$200K, don't hold your breath.

The media often paints a much bleaker Real Estate picture than is really the case. Why? It sells newspapers. First of all, there is no national real estate market. We know that there are "pockets" of Real Estate within every community. Values are based on many factors - schools, proximity to employment, quality of life and climate. As you will see, even in our own community, values are all over the board.

Let's look at some local statistics provided by DataQuick:



Community	May 2007 sq. ft	May 2008 sq. ft	Pct. Chg
Alamo	\$536	\$472	-11.9%
Antioch 94509	\$282	\$143	-49.3%
Antioch 94531	\$258	\$152	-41.0%
Clayton	\$334	\$289	-13.5%
Concord 94518	\$374	\$286	-23.6%
Danville 94506	\$418	\$386	- 7.6%
El Cerrito	\$480	\$538	12.2%
Lafayette	\$557	\$531	- 4.7%
Martinez	\$372	\$310	-16.6%
Moraga	\$514	\$510	- 0.8%
Oakley	\$298	\$147	-50.5%
Orinda	\$522	\$597	14.3%
Pleasant Hill	\$459	\$367	-20.1%
Richmond 94801	\$427	\$210	-50.7%
San Ramon 94582	\$399	\$345	-13.5%
Walnut Creek 94596	\$487	\$490	0.8%

The Positive Power of Zero

In 1906, the average home price in the US was \$200.

By 1936, it jumped to \$2000.

In 1966, a home cost \$20,000.

By 1996, the same house was valued at approximately \$200,000.

What will home values be in 2026? Who knows.

Real Estate will always be a good investment... in the best of times or in the worst.

~ HE'S ALL ABOUT LAMORINDA ~

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93 Moraga Way, Orinda

Lamorinda Home Sales continued

SOLD

HOME SALES presented by LAMORINDA

LAFAYETTE	Last reported:	12
LOWEST AMOUNT:	\$422,500	
HIGHEST AMOUNT:	\$2,600,000	
MORAGA	Last reported:	7
LOWEST AMOUNT:	\$350,000	
HIGHEST AMOUNT:	\$1,490,000	
ORINDA	Last reported:	13
LOWEST AMOUNT:	\$385,000	
HIGHEST AMOUNT:	\$1,800,000	

Home sales are compiled by Cal Resource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California Resource. Neither Cal Resource nor this publication are liable for errors or omissions.

- LAFAYETTE**
- 46 Circle Creek Court, \$469,000, 2 Bdrms, 1248 SqFt, 1978 YrBlT, 7-10-08
 - 949 Diablo Drive, \$1,645,000, 3 Bdrms, 2948 SqFt, 2004 YrBlT, 7-2-08
 - 3 Gilmore Court, \$520,000, 3 Bdrms, 1767 SqFt, 1953 YrBlT, 7-9-08
 - 3812 Happy Valley Road, \$650,000, 7-7-08
 - 614 Lancaster Drive, \$1,139,000, 3 Bdrms, 1874 SqFt, 1958 YrBlT, 7-1-08
 - 3237 Marlene Drive, \$422,500, 2 Bdrms, 1160 SqFt, 1972 YrBlT, 7-9-08
 - 1074 Orchard Road, \$881,000, 7 Bdrms, 1242 SqFt, 1947 YrBlT, 7-2-08
 - 827 Reliez Station Road, \$1,049,000, 3 Bdrms, 2190 SqFt, 1957 YrBlT, 7-10-08
 - 3496 School Street, \$951,000, 3 Bdrms, 2068 SqFt, 1954 YrBlT, 7-2-08
 - 531 Silverado Drive, \$995,000, 5 Bdrms, 2152 SqFt, 1962 YrBlT, 6-30-08
 - 3954 South Peardale Drive, \$2,600,000, 4 Bdrms, 4033 SqFt, 1949 YrBlT, 7-1-08
 - 3338 Sweet Drive, \$719,000, 3 Bdrms, 1556 SqFt, 1951 YrBlT, 7-11-08
- MORAGA**
- 48 Corte De Rosas, \$700,000, 4 Bdrms, 1725 SqFt, 1977 YrBlT, 7-1-08
 - 13 Doral Drive, \$805,000, 2 Bdrms, 2142 SqFt, 1978 YrBlT, 7-11-08
 - 1879 Joseph Drive, \$1,490,000, 4 Bdrms, 2744 SqFt, 1971 YrBlT, 7-11-08
 - 1101 Larch Avenue, \$725,000, 4 Bdrms, 1745 SqFt, 1960 YrBlT, 7-2-08
 - 651 Moraga Road #12, \$408,000, 3 Bdrms, 1418 SqFt, 1962 YrBlT, 7-1-08
 - 817 Villa Lane #3, \$350,000, 2 Bdrms, 952 SqFt, 1968 YrBlT, 7-9-08
 - 90 Warfield Drive, \$1,205,000, 4 Bdrms, 2216 SqFt, 1968 YrBlT, 7-2-08
- ORINDA**
- 165 Ardith Drive, \$929,000, 3 Bdrms, 1644 SqFt, 1959 YrBlT, 7-10-08
 - 73 Brookwood Road #21, \$385,000, 1 Bdrms, 673 SqFt, 1962 YrBlT, 7-3-08
 - 90 Claremont Avenue, \$1,075,000, 3 Bdrms, 3121 SqFt, 1988 YrBlT, 7-8-08
 - 212 Crescent Drive, \$1,050,000, 7-3-08
 - 3 Easton Court, \$1,150,000, 4 Bdrms, 1917 SqFt, 1956 YrBlT, 7-10-08
 - 356 Glorietta Boulevard, \$735,000, 3 Bdrms, 1289 SqFt, 1952 YrBlT, 7-11-08
 - 124 Moraga Way, \$665,000, 3 Bdrms, 2251 SqFt, 1936 YrBlT, 7-7-08
 - 10 Nelson Lane, \$1,002,000, 4 Bdrms, 2422 SqFt, 1960 YrBlT, 7-3-08
 - 33 Oak Road, \$625,000, 3 Bdrms, 373 SqFt, 1994 YrBlT, 7-10-08
 - 11 Van Tassel Lane, \$1,800,000, 3 Bdrms, 2260 SqFt, 1959 YrBlT, 7-8-08

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