

As is the case nearly every quarter, the most active price range is the more “affordable” price range. At the high end, six homes sold above \$2,000,000 in the three communities combined. Five were in Lafayette and one in Orinda. In the same period in 2010, eight homes closed above \$2,000,000 in Lamorinda and in 2009 the number was only two. There are 20 currently available above this amount—ten in Lafayette, nine in Orinda, and one in Moraga.

Interest rates continue to be attractive and many corporations continue to relocate families both in to and out of the area. We still often see families heading from other local areas for the climate and the schools and as gas prices stay high, many come for the proximity to BART and employment centers in Oakland and San Francisco. However, another piece of the real estate market—the corporate owned property segment—is appearing less often.

Corporations used to buy homes from their transferring employees if the employee could not sell the home prior to a corporate “buy out.” Now, buyouts are becoming less commonplace as the costs to make up losses and the carrying costs have hit their corporate bottom lines and many companies have trimmed back their relocation benefits.

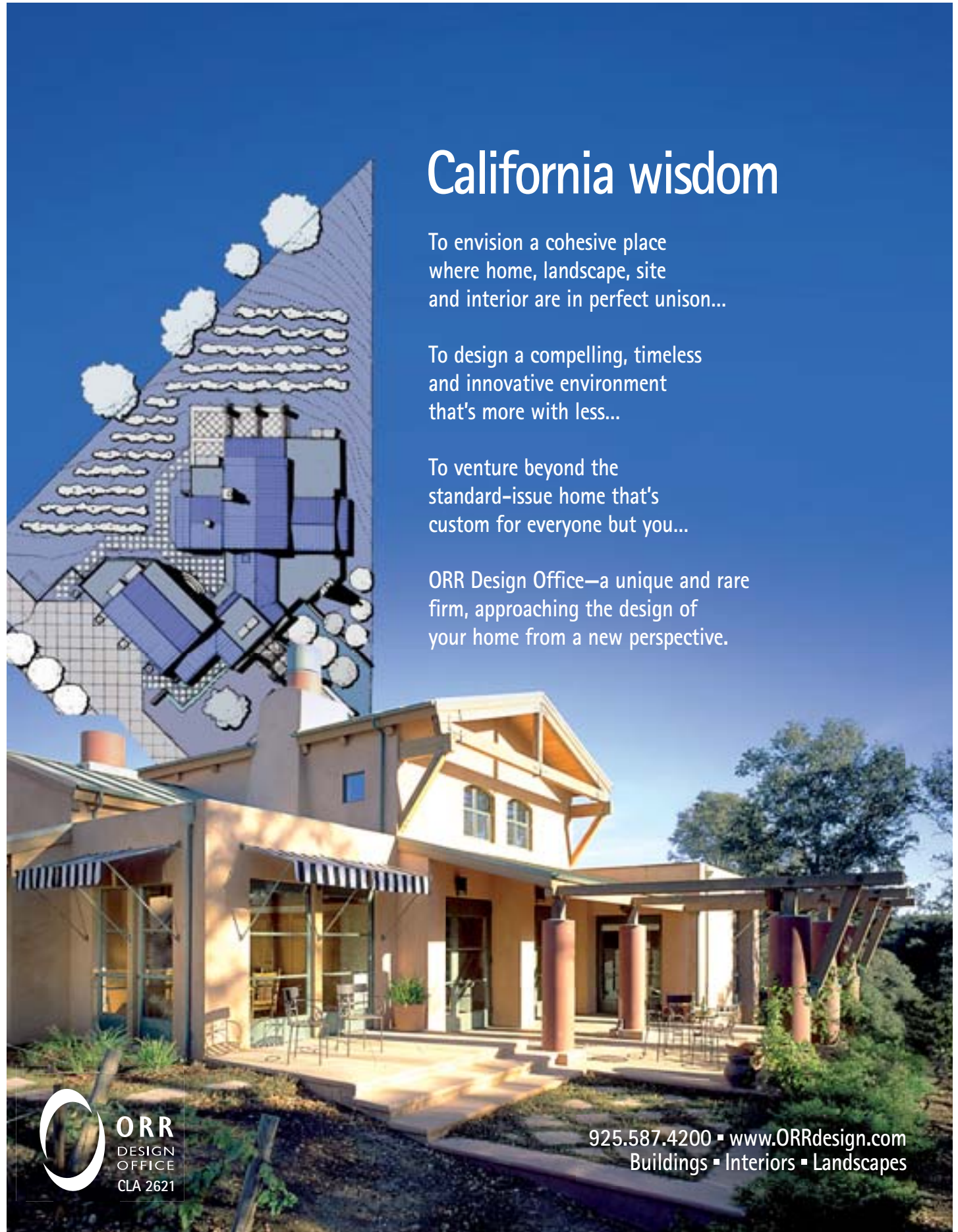
California wisdom

To envision a cohesive place where home, landscape, site and interior are in perfect unison...

To design a compelling, timeless and innovative environment that's more with less...

To venture beyond the standard-issue home that's custom for everyone but you...

ORR Design Office—a unique and rare firm, approaching the design of your home from a new perspective.



925.587.4200 ▪ www.ORRdesign.com
Buildings ▪ Interiors ▪ Landscapes