

## For Sale

### Custom Log Home/Recording Studio

**\$825,000**

Regional Park Views  
 .91 Acres  
 Award-Winning School  
 Year Built: 1992  
 2 Bedrooms  
 1 Full Bath  
 Approx. 2200 sq. ft.  
 Propane Stove  
 Wood Stove  
 Air Conditioning  
 Vaulted Ceilings  
 Hardwood Floors  
 Metal Roof  
 Wheelchair Access  
 Recording Studio



13 Pinehurst Rd (Driveway 24) Canyon, CA 94516  
 Contact Neil J. Young (925) 376-6135

Shown by appointment. Buyers' agents welcome

[www.canyonloghome.com](http://www.canyonloghome.com)

MLS # 40545045

## 11 El Verano Orinda Country Club



Open 10/16 1-4

Fabulous opportunity for a three bedroom 2 bath single level home in the heart of the Orinda Country Club. The kitchen and master bath have been updated in the last 2 years. The very pristine house has been in the family since it was built in 1941. Refinished hardwood floors, dual pane windows, fireplace in the vaulted ceiling living room, lovely natural light and a fabulous large patio. Situated on approximately a quarter acre lot with a pool and lawn, this warm and inviting home is a treasure!

**\$895,000**



Margot & Hal  
**THE KAUFMANS**

M: 925.260.4787  
 H: 925.260.4799

for more photos and a virtual  
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## The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS

The third quarter of 2011 again showed consistent activity on the residential side of Lamorinda real estate.

Per Contra Costa Association of Realtors statistics reported from July 1 through September 30, 2011, 76 single-family homes closed in Lafayette which was higher than the 67 that closed in the third quarter of 2010 and down slightly from the 89 that closed in the second quarter. Sales prices ranged from \$445,100 for a bank-owned property to \$2,900,000. The average number of days on market was 46 days versus 67 in the same period for 2010. The average sales price was \$1,071,776, which was almost identical to the second quarter average of \$1,073,771 but well below the \$1,188,628 for the same 90 day period a year ago.

In Moraga, the number of single-family closings was 46 which was up from 34 in the second quarter of 2011 and the 34 in the third quarter of 2010. Prices ranged from \$530,000 to \$1,540,000. The average sale price was \$874,909, down significantly from \$942,082 a year ago. The average marketing time was similar at 35 days on market where a year ago it was 48 days.

In Orinda, the number of single-family closings was up to 47. There were 44 closings in the second quarter of this year and 57 in the third quarter of 2010. Sales prices ranged from \$552,000 to \$2,350,000 with an average price of \$1,055,629. In the third quarter a year ago, the average sales price was \$1,091,208. One sale did not list the sales price. In the second quarter of this year, the average price was \$1,073,694. It took an average of 55 days to expose a home to the market prior to contract and it was 60 days a year ago.

In the second quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$416.05 per square foot... almost the same as the \$418 per square foot on 2Q10 and below the \$438 per square foot one year ago. Moraga homes sold for \$381.18 per square foot, down \$7/foot versus a year ago and Orinda was at \$523.77/square foot... way above the \$426 a year ago.

In the condominium/town home category, Lafayette had two closings at \$350,000 and \$415,000; Moraga had 17 ranging from \$185,000 to \$715,000. The two highest sales were in Moraga Country Club and those were the only two sales during the quarter in MCC for attached homes. Orinda had only one—\$680,000 for a property in OrindaWoods.

The seasonal nature of the market is also evident as of the 71 pending sales in the area, 44 have received acceptable offers since September 1. That is an average of just over one per day.