

2012 Lamorinda Real Estate Guidebook



J. Rockcliff

REALTORS

Ranked #1 East Bay Real Estate Company



- A close look at the real estate market in Lafayette, Moraga, and Orinda.
- Seven-year quarterly trend graphs by city.
- Maps and lists of foreclosure activity.
- Detail on homes for sale, pending, and sold.
- Outlook and predictions for Lamorinda, compared with the rest of the Bay Area.

FREE. Go to www.Lamorinda.net, or call 925-550-2353

Troy Feddersen and J. Rockcliff, Realtors
Two names you can trust for real estate in Lamorinda

Troy Feddersen
Broker Associate
DRE# 1835783

Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	9	\$514,000	\$1,252,000
MORAGA	2	\$492,000	\$740,000
ORINDA	7	\$210,000	\$1,789,000

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

- 144 Castle Court, \$1,170,000, 3 Bdrms, 2282 SqFt, 1967 YrBlt, 12-16-11;
Previous Sale: \$1,170,000, 12-16-11
- 3803 Quail Ridge Road, \$650,000, 3 Bdrms, 1892 SqFt, 1971 YrBlt, 12-8-11;
Previous Sale: \$13,000, 08-07-70
- 1751 Reliez Valley Road, \$1,120,000, 5 Bdrms, 3731 SqFt, 1997 YrBlt, 12-13-11;
Previous Sale: \$390,000, 08-30-95
- 3176 Rohrer Drive, \$750,000, 3 Bdrms, 2104 SqFt, 1953 YrBlt, 12-16-11;
Previous Sale: \$750,000, 12-16-11
- 3217 Sharon Court, \$1,252,000, 4 Bdrms, 2367 SqFt, 1956 YrBlt, 12-15-11;
Previous Sale: \$248,000, 02-03-88
- 1202 Vacation Drive, \$514,000, 3 Bdrms, 1243 SqFt, 1960 YrBlt, 12-15-11
- 3306 Victoria Avenue, \$655,000, 2 Bdrms, 1511 SqFt, 1949 YrBlt, 12-8-11;
Previous Sale: \$274,000, 09-30-88
- 3133 Withers Avenue, \$742,500, 4 Bdrms, 2644 SqFt, 1972 YrBlt, 12-8-11;
Previous Sale: \$345,000, 01-09-95
- 3365 Woodview Drive, \$806,000, 4 Bdrms, 2547 SqFt, 1969 YrBlt, 12-16-11

MORAGA

- 1403 Camino Peral, \$492,000, 3 Bdrms, 1709 SqFt, 1972 YrBlt, 12-14-11;
Previous Sale: \$675,000, 03-30-07
- 125 Hazelwood Place, \$740,000, 4 Bdrms, 2160 SqFt, 1966 YrBlt, 12-12-11

ORINDA

- 67 Brookwood Road #2, \$210,000, 2 Bdrms, 897 SqFt, 1963 YrBlt, 12-16-11
- 115 Coral Drive, \$700,000, 3 Bdrms, 1340 SqFt, 1958 YrBlt, 12-9-11;
Previous Sale: \$315,000, 09-24-93
- 11 El Verano, \$835,500, 3 Bdrms, 1706 SqFt, 1941 YrBlt, 12-16-11
- 99 La Cuesta Road, \$1,064,000, 4 Bdrms, 2720 SqFt, 1979 YrBlt, 12-9-11;
Previous Sale: \$1,169,000, 06-16-11
- 618 Moraga Way, \$670,500, 5 Bdrms, 2146 SqFt, 1955 YrBlt, 12-8-11;
Previous Sale: \$985,000, 05-02-06
- 9 Southwood Drive, \$935,000, 3 Bdrms, 1960 SqFt, 1950 YrBlt, 12-13-11;
Previous Sale: \$839,000, 10-26-07
- 5 Woodcrest Road, \$1,789,000, 4 Bdrms, 3802 SqFt, 1955 YrBlt, 12-8-11;
Previous Sale: \$1,000,000, 08-13-99

Lamorinda Foreclosures recorded

LAFAYETTE

- Mosswood Drive, 94549, US Bank, 12-16-11, \$605,000, 1376 sf, 2 bd
- Silverhill Way, 94549, RWW Properties, 12-16-11, \$714,922, 3473 sf, 5 bd
- Via Media, 94549, Citimortgage, 12-20-11, \$849,900, 2893 sf, 3 bd

MORAGA

- Camino Peral #A, 94556, Harborview Mortgage, 12-14-11, \$298,800, 1281 sf, 2 bd
- Francisca Drive, 94556, HSBC Bank, 12-06-11, \$674,778, 1847 sf, 2 bd
- Paseo Bernal, 94556, Bank of New York, 12-12-11, \$562,275, 2117 sf, 3 bd



Lic.: #611120

& Landscaping

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Your friendly neighborhood arborists Darren and Lew Edwards

RISK ASSESSMENT

Some level of risk must be accepted to experience the benefits that the tree provides. Fortunately, tree failure is an infrequent occurrence. Serious damage, injury, or death from tree failure is rare. Tree failures during normal weather conditions are sometimes predictable and preventable. Decisions on whether a tree inspection is required or what level of assessment is appropriate should be made by an arborist with the consideration for what is a reasonable and proportional to the specific condition and situations. Have an arborist from Advance Tree Service take the risk away by assessing your trees health today. So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help you assess your risk today.

Advance Tree Service

Your Authority on Trees and Landscape.



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