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Lamorinda Market Update

	Lafayette	Moraga	Orinda
# Homes Sold	180	96	136
Average Sales Price	\$1,562,228	\$1,073,626	\$1,489,295
Average Price per Sq.Ft.	\$582	\$487	\$559
Average Days on Market	26	19	23
Increase In Average Price (From Same Period Last Year)	17%	6%	12%

This year is proving once again to be all about the sellers. Homeowners that have prepared their home with the help of an expert and priced it within the market range often are receiving multiple offers.



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 Luxury Property Specialists

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As Seen In Lamorinda:
 Purple is the Color of the Season



The arrival of the dog days of summer always brings with it the ripening of Lamorinda's abundant blackberries. The signs of the season are all over, from the purple-stained hands of the berry pickers around town to the less welcome evidence left by birds that have shared the bounty. *V. Ryerson*

Camino Pablo Bike Lane Design up for Discussion

... continued from page A6

Moving it one lane to the west enabled the lane to utilize existing off-limits portions of the roadway and skirt the northbound Highway 24 off-ramp lane. But that is not ideal, and the council will consider another measure that is increasingly being used to identify bike lane danger zones: green "paint."

Actually, it's "thermoplastic green striping." The stuff adheres to the asphalt, creating a green surface. Other communities, such as Menlo Park, have used intermittent blocks of green to delineate danger zones such as approaching intersections, but solid green has been used to designate the entire bike lane continuously in locations including San Francisco's busy Market Street. On July 20 the Orinda Traffic Safety Advisory Committee endorsed the latter approach in lieu of the green blocks previously approved by the city. The change would not come cheap if it is adopted; changing the contract would cost about \$23,000. Caltrans, which controls the site, has indicated it would likely approve the solid green. The Federal Highway Administration allows the practice of using the green color on

bikeways, but whether it has had a significant effect on bikers' safety is unclear.

The council will also consider the more fundamental question of whether to eliminate the right turn option altogether from the second lane

of the road, barring motorists from crossing over the bikeway to reach the freeway on-ramp. Cooper's preference would be to move the bike lane west to the middle lane of the roadway, which he regards as a more logical location for experienced bikers.

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ORINDA \$1,785,000
 4/3.5. Remodeled & expanded. Open floor plan for easy living. Close to 12 years of Orinda Schools.
 Laura Abrams CalBRE# 01272382

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Orinda

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ORINDA \$3,695,000
 5/4.5. High Tech Lux. Tuscan Villa. 4757 sq. ft w/ 400 sf. Guest/Pool house on nearly gated acre in Sleepy Hollow.
 David Pierce CalBRE# 00964185



ORINDA \$1,320,000
 3/2.5. Absolute Luxury close to Downtown. Spectacular 3972 sqft picturesque home is its serene location.
 Vlatka Bathgate CalBRE# 01390784



ORINDA \$1,350,000
 3/2.5. Lovely Orinda hacienda + modern baths, chef's kitchen/great room & pool on flat .5 acre.
 The Hattersley's CalBRE# 01181995



MORAGA \$785,000
 2/2. Country Club Charmer. Single lvl totally remodeled sophisticated twnhme. Highly sought after in MCC.
 Susan Schlicher CalBRE# 01395579



ORINDA \$860,000
 3/2. Original Owner. Private setting on wooded lot. Home includes separate studio apt. Stain Glass Windows.
 David Pierce CalBRE# 00964185



MORAGA \$1,250,000
 5/3. 2471 sf, formal living and dining, spacious master, .36 acre lot with pool, play structure.
 Elena Hood CalBRE#01221247

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LAFAYETTE \$5,995,000
 5/3. Broker Exclusive. Exquisite ranch hm on 1.08 acres. Newly remodeled kitchen. Expansive yard w/pool & tennis court.
 Steve Stahle CalBRE#01861509



MORAGA \$1,099,000
 5/4.5. Grand Mediterranean in coveted private court w/enormous great room. Close to park & schools.
 Soraya Golesorkhi CalBRE# 01771736



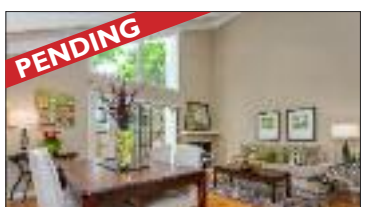
ORINDA \$3,295,000
 5/4.5. Breathtaking Mediterranean Estate with glorious Views, opulent paradise in the prestigious Glorietta vicinaje.
 Vlatka Bathgate CalBRE# 01390784



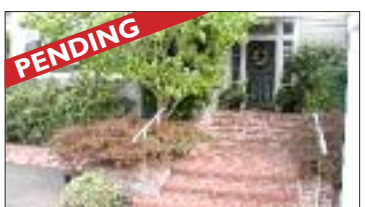
LAFAYETTE \$1,500,000
 4/2.5. Broker Exclusive. Extensively remodeled home. Hdwd flrs, chef's kit, private Mstr Ste, beautiful outdoor pavilion, lrg patio area.
 Nancy Stryker CalBRE# 01290021



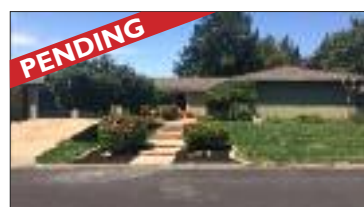
MORAGA \$1,565,000
 5/2.5. 2765 square feet on .36 acre flat lot, completely updated with park-like yard, cul-de-sac
 Kirsten Buckley CalBRE# 01922658



MORAGA \$560,000
 3/2. Topnotch Town Home that's close to town has a chic design for the long "haute" summer!
 Patti Camras CalBRE#01156248



LAFAYETTE \$1,890,000
 4/3. Happy Valley Traditional single lvl updated home with sparkling pool & flat yrd.
 Maureen Wilbur CalBRE#0128536



MORAGA \$1,039,000
 4/2. One Story with sparkling pool. Family room, living and formal dining. Eat-in kitchen.
 The Holcenberg's CalBRE#01373412



MORAGA \$1,598,000
 4/3.5. Stunning home with high-end amenities. Fabulous yard w/vineyard, views, level area & more.
 Kathy McCann CalBRE#00946092