



Knowledgeable - Professional - Reliable - Local
Committed to exceeding your expectations!



Paul & Virginia Ratto

925.998.9501
vvarni@pacunion.com
rattoandratto.com
License #: 00900621 | 01361537



The Real Estate Quarter in Review

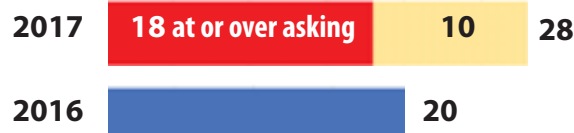
Homes continue to sell at a fast pace in Lamorinda

By Conrad Bassett, CRP, GMS-T

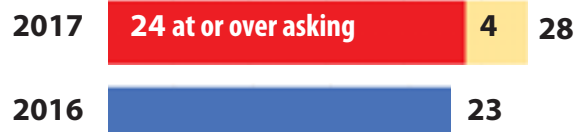
Homes sold in Lafayette



Homes sold in Moraga



Homes sold in Orinda



The first quarter of 2017 showed a continued fast pace in activity on the residential side of Lamorinda real estate. Supply remains very low so the resulting sales quantities remain low. The average sales price continues to increase in Lafayette and Moraga but not in Orinda versus the year ago period. The days on market remain short and the homes that have multiple offers are increasing.

Per Contra Costa Association of Realtors statistics reported from January 1 through March 31, 2017, 34 single-family homes closed in Lafayette down from 43 that closed in the same quarter of 2016 and 49 in 2015. Sales prices ranged from \$835,000 to \$5,082,388 and the average number of days on market was 21. The average sales price was \$1,622,848 up from the year ago same period of \$1,570,712, up from \$1,411,281 in 2015 and \$1,323,841 in the same quarter of 2014. It was \$1,283,618 in the first quarter of 2013 and continuing the upward trend from the \$971,889 in the first quarter of 2012.

In Moraga the number of single-family closings was up to 28 from 20 in the first quarter of 2016. Prices so far this year ranged from \$745,000 to \$2,750,000. The average sale price was \$1,381,452, up over \$100,000 from \$1,278,575 a year ago. In the first quarter of 2015 it was \$1,195,451; in the first quarter of 2014 it was \$1,151,360, a slight increase from the \$1,137,226 in the first quarter of 2013, and a huge increase from the same quarter in 2012 when it was \$959,857 and the \$823,931 in the first quarter of 2011. The average marketing time was 36 days; much of this average coming from two homes that took seven months to sell. A year ago it was only 13 days.

... continued on page D14



Tom Stack

Broker Associate
925.878.9964
Tom.Stack@camoves.com
www.TomStack.com
Facebook:
facebook.com/TomStack
You Tube:
Tom Stack Lamorinda Real Estate
CalBRE #01501769

