

Hello Lamorinda!

My name is Erin Martin and I am a realtor at Village Associates and a third-generation Lafayette resident. My husband and I feel extremely lucky to live and raise our three kids in such an amazing community. For the last several years I have written the real estate column for the Lafayette Monthly, a newspaper that was recently discontinued. I am excited to begin writing a monthly column for the Lamorinda Weekly.

As the calendar turns to summer it is a good time to take stock and understand how Lamorinda real estate performed over the last year. Below is a summary of Multiple Listing Service ("MLS") data for Lamorinda residential detached home sales over the last twelve months from July 2016 to June 2017 (the prior-year comparison is from July 2015 to June 2016).

As most of you already know our real estate market remains strong as the spring market delivered record figures for most of Lamorinda. The Lamorinda average sales price is now \$1.54M, up 5%, and the average sales price per square foot is \$604, up 4%. The biggest gains came from homes between 2,500–3,500 square feet where the price per square foot is up 10%. Families are feeling more confident about their financial situation and are moving up into larger homes. In Lafayette, the average sales price and price per square foot were both up 4% to \$1.57M and \$620. In Moraga, the average price is up 2% to \$1.33M and the average sales price per square foot is up 1% to \$560. In Orinda, the average sales price is up 7% to \$1.61M and the average sales price per square foot is up 5% to \$608. In addition, over the last twelve months there were 88 Lamorinda transactions over \$750 a square foot compared to 56 in the year prior, a 57% increase. This is great news for all of us that live in Lamorinda.

For a more detailed analysis including a separate analysis of Lafayette, Moraga, and Orinda please visit the Insight section of my website at www.erinmartinhomes.com. Feel free to email or call with your real estate questions - erin@erinmartinhomes.com or (925) 951-3817.



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Lamorinda Home Sales recorded

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MORAGA

118 Ascot Court #A, \$590,000, 2 Bdrms, 1233 SqFt, 1970 YrBlt, 6-14-17
1969 Ascot Drive #A, \$405,000, 2 Bdrms, 938 SqFt, 1971 YrBlt, 6-5-17; Previous Sale: \$369,000, 05-10-06
2129 Ascot Drive #1, \$650,000, 3 Bdrms, 1643 SqFt, 1970 YrBlt, 6-12-17; Previous Sale: \$375,000, 07-24-09
31 Ascot Place, \$785,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 6-1-17; Previous Sale: \$435,000, 01-21-10
365 Birchwood Drive, \$1,450,000, 4 Bdrms, 2358 SqFt, 1970 YrBlt, 6-13-17; Previous Sale: \$800,000, 04-04-01
97 Brookfield Drive, \$1,527,000, 4 Bdrms, 2938 SqFt, 1964 YrBlt, 6-13-17; Previous Sale: \$630,000, 12-02-98
132 Devin Drive, \$1,100,000, 4 Bdrms, 1898 SqFt, 1960 YrBlt, 6-5-17
424 Donald Drive, \$1,595,000, 4 Bdrms, 2280 SqFt, 1968 YrBlt, 6-5-17; Previous Sale: \$1,092,000, 06-26-08
19 Fieldbrook Place, \$1,600,000, 4 Bdrms, 2691 SqFt, 1965 YrBlt, 6-9-17; Previous Sale: \$49,000, 12-08-77
6 Irvine Drive, \$1,125,000, 3 Bdrms, 2005 SqFt, 1985 YrBlt, 6-13-17; Previous Sale: \$740,000, 04-19-01
133 Miramonte Drive, \$725,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 6-7-17; Previous Sale: \$247,500, 04-09-99
135 Miramonte Drive, \$821,000, 2 Bdrms, 1514 SqFt, 1965 YrBlt, 6-1-17; Previous Sale: \$392,000, 08-15-02
204 Moraga Road, \$1,350,000, 4 Bdrms, 2438 SqFt, 1974 YrBlt, 6-1-17; Previous Sale: \$695,000, 07-18-02
130 Quintas Lane, \$1,555,000, 5 Bdrms, 2888 SqFt, 1974 YrBlt, 6-15-17; Previous Sale: \$60,000, 07-09-74
39 Sherwood Court, \$1,400,000, 4 Bdrms, 2850 SqFt, 1969 YrBlt, 6-6-17; Previous Sale: \$620,000, 06-26-98
1746 Spyglass Lane, \$1,135,000, 3 Bdrms, 2080 SqFt, 1985 YrBlt, 6-13-17; Previous Sale: \$540,000, 05-23-00
141 Westchester Street, \$940,000, 2 Bdrms, 1867 SqFt, 1979 YrBlt, 6-12-17; Previous Sale: \$700,000, 01-06-17

ORINDA

87 Bates Boulevard, \$1,700,000, 4 Bdrms, 2769 SqFt, 1978 YrBlt, 6-12-17; Previous Sale: \$1,190,000, 03-06-02
2 Birch Court, \$885,000, 3 Bdrms, 1760 SqFt, 1972 YrBlt, 6-2-17
11 Charles Hill Road, \$1,625,000, 4 Bdrms, 3000 SqFt, 1960 YrBlt, 6-15-17
13 Donald Drive, \$1,720,000, 4 Bdrms, 2990 SqFt, 1960 YrBlt, 6-12-17; Previous Sale: \$525,000, 04-25-96
20 El Castillo, \$2,272,500, 4 Bdrms, 3653 SqFt, 1998 YrBlt, 6-13-17; Previous Sale: \$260,000, 09-10-97
52 Estates Drive, \$875,000, 3 Bdrms, 1593 SqFt, 1971 YrBlt, 6-7-17; Previous Sale: \$44,000, 11-09-72
12 Honey Hill Road, \$1,895,500, 4 Bdrms, 3484 SqFt, 1951 YrBlt, 6-2-17; Previous Sale: \$610,000, 04-26-91
1 Kittiwake Road, \$1,344,000, 3 Bdrms, 1917 SqFt, 1958 YrBlt, 6-12-17; Previous Sale: \$900,000, 11-02-05
21 La Noria, \$3,400,000, 4 Bdrms, 4000 SqFt, 1950 YrBlt, 6-9-17; Previous Sale: \$860,000, 06-04-99
11 Las Palomas, \$1,365,000, 5 Bdrms, 2338 SqFt, 1951 YrBlt, 6-14-17; Previous Sale: \$855,000, 05-25-04
Lost Valley Drive, \$1,230,000, 5 Bdrms, 1671 SqFt, 1950 YrBlt, 6-2-17; Previous Sale: \$1,075,000, 05-19-15
751 Miner Road, \$2,205,000, 4 Bdrms, 3797 SqFt, 2001 YrBlt, 6-7-17; Previous Sale: \$500,000, 10-20-99
2 Monroe Court, \$1,700,000, 3 Bdrms, 1531 SqFt, 1956 YrBlt, 6-1-17; Previous Sale: \$338,500, 10-30-92
240 Monte Vista Ridge Road, \$2,260,000, 5 Bdrms, 4356 SqFt, 1991 YrBlt, 6-6-17;
Previous Sale: \$2,400,000, 02-09-07
171 Moraga Way, \$1,389,500, 4 Bdrms, 2243 SqFt, 1941 YrBlt, 6-12-17; Previous Sale: \$1,175,000, 04-28-06
662 Moraga Way, \$1,435,000, 4 Bdrms, 2475 SqFt, 1954 YrBlt, 6-13-17; Previous Sale: \$605,000, 10-28-03
10 Oak Drive, \$1,880,000, 5 Bdrms, 4907 SqFt, 1940 YrBlt, 6-6-17; Previous Sale: \$281,000, 01-11-88
20 Red Coach Lane, \$2,225,000, 4 Bdrms, 3204 SqFt, 1973 YrBlt, 6-9-1744
34 St. Stephens Drive, \$1,699,000, 5 Bdrms, 2705 SqFt, 1965 YrBlt, 6-2-17; Previous Sale: \$1,198,000, 11-13-15
29 Via Callados, \$1,270,000, 3 Bdrms, 2318 SqFt, 1976 YrBlt, 6-5-17; Previous Sale: \$825,000, 04-23-02