

Lamorinda OUR HOMES

Lamorinda Weekly Volume 12 Issue 17 Wednesday, October 17, 2018



Cynthia Brian's Gardening Guide

Legends of the fall

By Cynthia Brian

"Delicious autumn! My very soul is wedded to it." – George Elliot



Apples are ripe and ready. Bobbing for apples was a game begun because of the goddess Pomona.

Photos Cynthia Brian

Fall is filled with legends, myths, fairs and festivals, all celebrating the bounty from various cultures around the world. Pomona was the Roman goddess of apples. Bacchus, the Roman god of grapes, and his Greek counterpart, Dionysus, taught humans how to make wine. Many Native American tribes traditionally held special autumn dances to celebrate the corn harvest and the Hopi considered this the most auspicious time of the year for weddings. The Chinese and Vietnamese commemorate farmers and family reunions with Moon festivals, lotus seed paste-filled moon-cakes, and retelling of folk tales. The ancient Celts, who lived 2,000 years ago, marked the end of the harvest with the festival of Samhain, the origin of our Halloween.

In my 20s, I was booked as a model by a talent agency named Demeter. Having always been fascinated by Greek mythology, I revisited my history books for a refresher lesson.

Demeter, the sister of Zeus, Poseidon and Hades, was the goddess of the harvest, agriculture and grain. After her daughter Persephone was abducted by Hades and brought to the underworld, Demeter wandered the earth heartbroken, refusing to allow crops to grow. Being king of the gods, Zeus knew he had

to intervene or everyone would starve so he sent Hermes to Hades to bring Persephone home. Before she left to see her mother, Hades tricked Persephone into eating a few pomegranate seeds guaranteeing that she would return to the darkness for one season a year. Demeter mourned that time which became known as winter but celebrated the previous season, autumn, by reaping the abundance of the crops.

Fall is considered a time to slow down, seek serenity, and soothe the sores of summer. It's a time of color changes, chillier temperatures and cooler temperaments. Most of all, we rejoice the fruits of our toils. October has also been a premier month for earthquakes, fires and financial failures. Be prepared as this fact is not a myth. ... continued on Page D12



Dinosaur lacinto kale can be grown all year.

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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	5	\$844,000	\$2,200,000
MORAGA	9	\$500,000	\$3,500,000
ORINDA	11	\$880,000	\$3,025,000

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

- 1051 Brown Avenue, \$1,005,000, 3 Bdrms, 1764 SqFt, 1969 YrBlt, 9-14-18
- 29 Olympic Oaks Drive, \$1,726,000, 3 Bdrms, 2484 SqFt, 1996 YrBlt, 9-14-18;
Previous Sale: \$1,350,000, 12-09-14
- 735 Silver Crest Court, \$2,200,000, 3 Bdrms, 5374 SqFt, 1985 YrBlt, 9-7-18;
Previous Sale: \$728,000, 06-16-88
- 1025 Sunnybrook Drive, \$844,000, 4 Bdrms, 3688 SqFt, 1941 YrBlt, 9-7-18;
Previous Sale: \$110,000, 07-25-75
- 30 Sunrise Lane, \$1,055,000, 2 Bdrms, 2334 SqFt, 1981 YrBlt, 9-17-18;
Previous Sale: \$360,000, 10-31-91

MORAGA

- 119 Ascot Court #2, \$520,000, 2 Bdrms, 1140 SqFt, 1970 YrBlt, 9-7-18;
Previous Sale: \$375,000, 02-10-14
- 41 Ascot Place, \$791,000, 2 Bdrms, 1478 SqFt, 1973 YrBlt, 9-11-18;
Previous Sale: \$590,000, 02-23-07
- 2151 Camino Pablo, \$3,500,000, 9-7-18;
Previous Sale: \$3,500,000, 08-17-12
- 752 Country Club Drive, \$770,000, 2 Bdrms, 1262 SqFt, 1973 YrBlt, 9-13-18;
Previous Sale: \$770,000, 08-13-18
- 1850 Joseph Drive, \$1,739,000, 4 Bdrms, 2469 SqFt, 1972 YrBlt, 9-17-18
- 1153 Larch Avenue, \$1,465,500, 5 Bdrms, 2414 SqFt, 1963 YrBlt, 9-7-18;
Previous Sale: \$980,000, 01-23-07
- 651 Moraga Road #14, \$500,000, 3 Bdrms, 1394 SqFt, 1962 YrBlt, 9-13-18;
Previous Sale: \$480,000, 10-16-07
- 214 Paseo Bernal, \$915,000, 3 Bdrms, 2044 SqFt, 1979 YrBlt, 9-14-18;
Previous Sale: \$553,500, 10-01-03
- 1831 St. Andrews Drive, \$1,190,000, 2 Bdrms, 1987 SqFt, 1980 YrBlt, 9-7-18;
Previous Sale: \$879,000, 04-23-08

ORINDA

- 34 Ardilla Road, \$1,200,000, 2 Bdrms, 1245 SqFt, 1952 YrBlt, 9-11-18;
Previous Sale: \$850,000, 10-29-14
- 43 Crestview Drive, \$1,295,000, 3 Bdrms, 1931 SqFt, 1946 YrBlt, 9-13-18;
Previous Sale: \$53,000, 08-06-73
- 27 Ivy Drive, \$1,150,000, 3 Bdrms, 1520 SqFt, 1954 YrBlt, 9-14-18;
Previous Sale: \$973,000, 06-14-16
- 58 Ivy Drive, \$1,040,000, 3 Bdrms, 1245 SqFt, 1957 YrBlt, 9-14-18;
Previous Sale: \$330,000, 07-31-97
- 43 Orinda View Road, \$3,025,000, 3 Bdrms, 4035 SqFt, 1995 YrBlt, 9-17-18;
Previous Sale: \$490,000, 09-03-92
- 43 Parklane Drive, \$1,060,000, 3 Bdrms, 1428 SqFt, 1954 YrBlt, 9-7-18;
Previous Sale: \$405,000, 03-25-99
- 12 Southwaite Court, \$1,100,000, 3 Bdrms, 2461 SqFt, 1959 YrBlt, 9-13-18;
Previous Sale: \$315,000, 03-05-92
- 28 Southwood Drive, \$1,850,000, 4 Bdrms, 2709 SqFt, 1954 YrBlt, 9-7-18;
Previous Sale: \$1,490,000, 10-22-14
- 167 Stein Way, \$1,792,000, 4 Bdrms, 3377 SqFt, 1997 YrBlt, 9-7-18;
Previous Sale: \$192,500, 11-29-16
- 46 Underhill Road, \$880,000, 3 Bdrms, 1560 SqFt, 1962 YrBlt, 9-13-18
- 8 Williams Court, \$1,400,000, 4 Bdrms, 2094 SqFt, 1973 YrBlt, 9-7-18;
Previous Sale: \$976,000, 03-21-14



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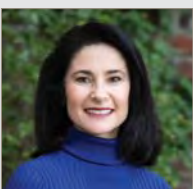
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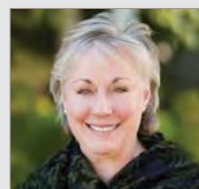
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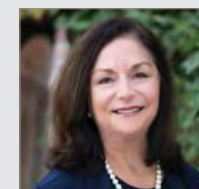
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A Bellwether Sign for Lamorinda Real Estate

We want to share a bellwether sign of our long-term bullish view on Lamorinda real estate. While we realize that all real estate markets are subject to cycles as our economy changes, we closely monitor leading indicators of how our local real estate market will perform over the next decade.

Recently, CNBC released the Upstart 100, its annual list of the 100 most promising start-ups around the world. This list is another perfect example of what we tell our clients every day; Silicon Valley is moving north to San Francisco and the East Bay making Lamorinda a viable commute option for today's "new-tech" workforce.

There are 33 Bay Area companies on the list. Of these 33 companies, 22 are in San Francisco or the East Bay. This is great news for the long-term future of Lamorinda home values. Fifteen years ago, you would have only seen one or two San Francisco based start-up companies on the list as most Bay Area companies would have been located on the Peninsula, which has historically been the heart of the Silicon Valley. Today 90% of "new-tech" is San Francisco based and moving east.

While Lamorinda might not achieve the price per square foot levels of Palo Alto, the price gap will continue to narrow over the next decade with promising start-ups continuing to locate in commute reach of our community.

We look forward to hearing from you with your real estate questions.



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The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS-T

The third quarter of 2018 showed solid activity on the residential side of Lamorinda real estate versus the year ago quarter. This activity continues to be based more upon a short supply of available properties than on a significant change in the market.

Per Contra Costa Association of Realtors statistics reported from July 1 through Sept. 30, 76 single-family homes closed in Lafayette, a decrease from the 85 that closed in the third quarter of 2017. Sales prices ranged from \$776,000 to \$4.97 million. The average number of days on market was 22 versus 26 for the same period in 2017. The average sales price was \$1,696,918. In the same period a year ago it was \$1,713,249. In 2016 it was \$1,565,394, in 2015 it was \$1,462,872 versus \$1,310,790 in 2014.

In Moraga, the number of single-family closings was 31, slightly below the 39 in 3Q 2017. Prices ranged from \$800,000 to \$3.5 million. The average sales price was \$1,509,248, which is the highest quarterly average ever. A year ago it was \$1,386,634, a \$140,000 increase from 3Q 2016 when it was \$1,245,605, which was actually below the \$1,281,936 in the third quarter of 2015. The average marketing time was 16 days, down from 19 days a year ago.

In Orinda, the number of single-family closings was 83, a slight increase from the same period a year ago: 73. It was also 73 two years ago in the third quarter. Sales prices ranged from \$760,000 to \$12.25 million with an average price of \$1,777,666 – a large increase from \$1,601,869 a year ago and an increase from 2016 when it was \$1,558,244. It took an average of 33 days to expose a home to the market this last quarter. A year ago it was 26.

In the third quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$688.12. A year ago it was \$640.73. Moraga homes sold for \$607.47 up a bit from a year ago's \$551.21. In Orinda it was \$622.76 – a slight increase from \$603.07 a year ago.

In Lafayette, the average sales price was right at 101.3 percent of the final asking price. In Moraga, for the first time in several years, it was under 100 percent of asking – 99.6 percent – and in Orinda it was 102 percent. In many cases, there were still multiple offers on homes and the result was a closing price above the asking price.

In Lafayette, 46 of the 76 closings sold at the list price or above. In Moraga, 19 of the 31 sold at or above asking and in Orinda it was 48 of 83.

In the condominium/town home category, Lafayette had three resale closings. They were priced from \$780,000 to \$1.2 million; Moraga had 25, up from 19 a year ago and from 25 in the same period two years ago. Sales prices ranged from \$350,000 to \$1.127 million. Moraga Country Club had three attached home sales – \$770,000 to \$1.068 million. Orinda had one condominium and two townhomes at prices from \$520,000 on Brookwood to \$975,000 in Orindawoods.

As of Oct. 10 there were 78 pending sales in the three communities combined. A year ago there were 87 pending sales per the MLS. The asking prices for the pending single-family detached homes range from \$589,000 to \$4.395 million. It should be noted that there are no "Potential Short Sales" that are currently pending and subject to lender approval. There is one pending foreclosure.

It is interesting to point out that of the 78 pending sales in the area, 24 have received acceptable offers since Oct. 1. That is an average of over two per day. Usually many of the sales are completed prior to the start of school. Depending upon how many of the homes are being purchased by families with children who are new to Lamorinda, it may impact certain grades at the elementary level.

Inventory, however, continues to remain low although it is increasing when looking at the available homes in Lafayette where there are 61 on the market as of Oct. 10 and there were 42 at this time one year ago.

In Moraga buyers have their choice of only 21 properties, down from 28 properties a year ago.

Orinda inventory has increased to 48 currently available from 43 one year ago.

Current asking prices range from \$439,000 for a condominium in Moraga to \$9.975 million for a Lafayette property.

At the high end, 36 homes closed above \$2 million in the three communities combined during the quarter. In the year ago period there were 31.

There are 42 currently available above this amount – 24 in Lafayette, 18 in Orinda, and none in Moraga.

Interest rates have crept up a little, but for those who can afford Lamorinda, it does not seem to have been much of a deterrent. Activity will likely remain strong going forward through the end of the year. Continued office building in the East Bay and a low supply and high demand should continue to push the market higher.

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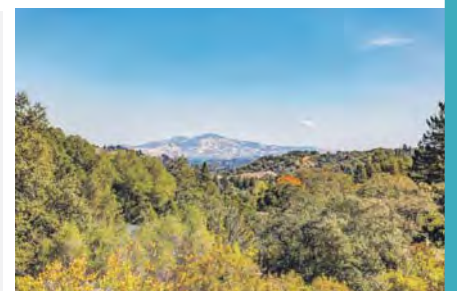
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CalBRE: #01855959



Cynthia Brian's Gardening Guide

Legends of the fall

... continued from Page D1



Tomato plants look ugly, but the fruit is super sweet.

Photos Cynthia Brian



Tomatillos are ready for salsa.

Purple loosestrife brightens gardens although it could easily become an invasive species. Keep an eye on yours if you have it cultivated. Grapes are being crushed into a new vintage, guavas are self-harvesting, apples are ready for bobbing, pistache and Japanese maple trees are blazing gold and crimson, begonias are in full bloom, and the final days of picking fresh produce from our vegetable gardens loom closer. As the French proverb states, "Autumn is the hush before winter."

The days are shorter, the nights become longer as we commence the holiday

fetes of the forthcoming two months. Autumn is indeed delicious both literally and metaphorically. Decorate for a Trick-or-Treat party, prepare for Thanksgiving, and get ready for the Christmas and Hanukkah festivities of December with cuttings from your landscape.

Enjoy these final days of fluttering leaves and warm sunshine while indulging in the harvests and legends of fall.





COMING SOON IN ORINDA!

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Cynthia Brian's Mid-Month Gardening Guide for October



Guavas are self-harvesting, meaning they fall to the ground when ready to eat.



Photos Cynthia Brian A mole hole and trail along the alyssum and lawn.

VISIT the library to find books relating to the myths, tales and legends of autumn.

BUY spring blooming bulbs including anemone, elephant ears, ranunculus, caladium, dahlia, freesia, shamrock and calla lilies.

DECORATE for All-Hallows Eve with corn stalks, gourds, pumpkins, apples and grasses.

BRING the outside in with green, air purifying houseplants such as dieffenbachia, fan palms, sail plant, fern and philodendron.

PLANT shrubs and ornamental trees for year around interest now to allow them to develop strong roots before winter dormancy. Consider hydrangea, lilac, forsythia and viburnum.

ELEVATE your garden with climbers of wisteria, clematis, sweet pea and climbing hydrangea.

COMPOST leaves, grass cuttings, and fall debris to reinvigorate your spring soil.

DIVIDE ornamental grasses that have a dead center with a ring of living green. They need to be reinvigorated.

HARVEST apples, tomatillos, tomatoes, eggplant, squash and grapes.

COLLECT baskets of self-harvested guavas that have fallen to make autumn desserts.

CUT kale leaves as needed. Collect seed pods to plant.

PRUNE dead branches from trees, especially deciduous trees such as Japanese maple and evergreens such as redwoods to encourage new growth.

STOMP on the mounds of moles that may be invading your lawn or building tunnels along your sidewalks. Although moles don't eat plants, they do destroy the beauty of the soil with their burrowing for grubs, beetles, worms, and insects. If you are wondering if you have moles or gophers, here's a tip: Gopher mounds are crescent shaped with an opening in the middle whereas moles leave a rounded, volcano-like pile of fluffy dirt without an exit aperture. Both are territorial and destructive, however, gophers are worse because they eat your plants and the roots. Eradicate moles by collapsing their channels. Stomp away!

SEED your lawn with Pearls Premium that grows deep roots and is a water saver. Use code STAR20 at checkout for a 20 percent discount at www.PearlsPremium.com. Discount extended to Oct. 31.

MAKE an emergency "go bag" as fires or other disasters can strike at any time.

CREATE an arrangement or floral bouquet in pink honoring Breast Cancer Month.

SCHEDULE a garden consult with me, your guide on the side, before you put your yard to bed for the winter. Email Cynthia@GoddessGardener.com.

Happy Gardening. Happy Growing.

Cynthia Brian



Elevate your garden by scattering seeds of perennial sweet peas.



A container planted with pistache turns bright crimson.



Cynthia Brian salutes with her favorites: flowers, fountains, and wine!

Cynthia Brian, The Goddess Gardener, raised in the vineyards of Napa County, is a New York Times best-selling author, actor, radio personality, speaker, media and writing coach as well as the Founder and Executive Director of Be the Star You Are! 501 c3.

Tune into Cynthia's Radio show and order her books at www.StarStyleRadio.com.

Buy a copy of her new books, Growing with the Goddess Gardener and Be the Star You Are! Millennials to Boomers at www.cynthiabrian.com/online-store.

Available for hire for projects and lectures.

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ORINDA



New Listing

44 Robert Road

Opportunity! Classic Rancher on .57 acre lot on cul-de-sac. Access to Lafayette Reservoir. Update & enjoy!

\$899,000

ORINDA

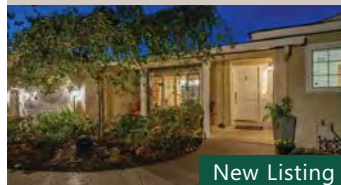


1 Arbolado Court

Walk to town charmer beautifully updated thruout! Renovated kitchen, sparkling baths, spacious family room!

\$1,150,000

ORINDA



New Listing

137 Overhill Road

Fabulous 3 Bed/2 Bath single level Glorietta charmer with incredible views! Central Orinda location.

\$1,425,000

ORINDA



New Listing

4 Edgewood Court

Practically perfect in Orinda - Light, bright and open with 4 beds, 3 baths and a detached studio/office.

\$1,495,000

ORINDA



64 El Gavilan Road

Great 5 Bed/ 3 Bath family home with spacious light-filled living in a functional 3364 sq.ft. floor plan.

\$1,750,000

ORINDA



63 Via Floreado

Incredible light-filled one-level living. Ideal easy living floor plan with large open living & dining rooms. Views too!

\$1,850,000

ORINDA



New Price

32 Orchard Road

Centrally located 4 Bed/3.5 Bath open floor plan home. Kitchen is a chef's dream! Expansive, relaxing deck and lawn.

\$1,857,000

ORINDA



511 Hawkridge Terrace

Dramatic 2959 sq ft Orindawoods architect designed custom home. 4 bdrms + library, private level 1/2 acre. View!

\$1,865,000

ORINDA



1 La Senda

Extremely well maintained & updated 4 Bed/4 Bath OCC classic on gorgeous grounds. Large spaces inside and out.

\$2,425,000

ORINDA



32 Candle Terrace

Very well maintained English country home. 4 Bed/4.5 Bath with a classic California style, designed by architect Patrick Anders.

\$2,999,000

LAFAYETTE



New Listing

3140 Maryola Court

Super sharp 4 Bed/3 Bath home offering distinctive quality, finest appointments.

\$1,475,000

LAFAYETTE



New Listing

2 Juniper Drive

Uniquely classic 4 Bed/5 Bath wood-crafted home with open-living design set on a private knoll with Mt. Diablo Views!

\$1,570,000

LAFAYETTE



4030 Happy Valley Road

Fab New Look! Elegant country living in Happy Valley with gorgeous private grounds.

\$2,849,000

MORAGA



New Price

117 Goodfellow Drive

Exceptional design appeal on a gorgeous 1.07 acre lot with incredible views, sun light, & privacy.

\$1,250,000

MORAGA



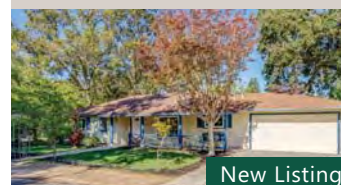
New Listing

31 Fieldbrook Place

Stunning view from a beautifully updated 4 Bed/3 Bath home on quiet cul-de-sac.

\$1,495,000

WALNUT CREEK



New Listing

1072 W. Holly Drive

Walnut Creek Charm! 3 Bed/2 Bath single story home located on a fabulous corner lot. Lots of natural light!

\$895,000

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