

The Real Estate Year in Review

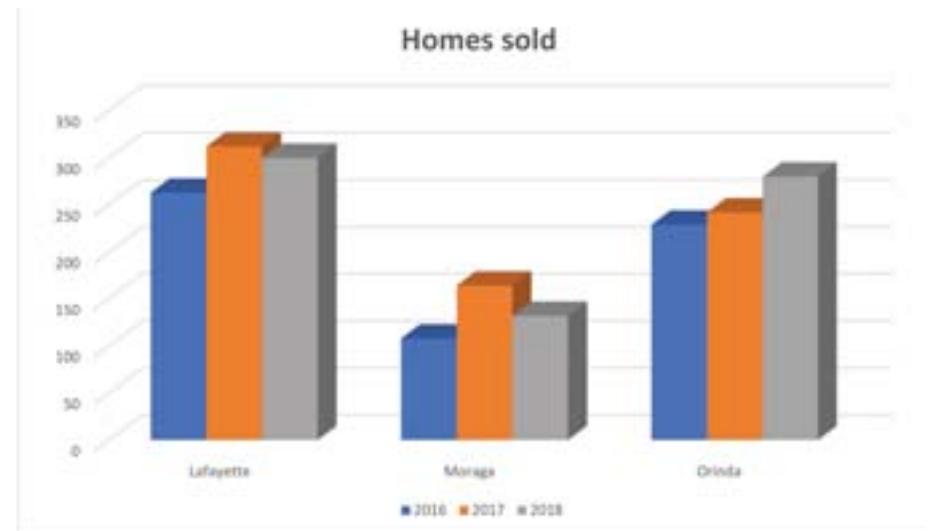
By Conrad Bassett, Licensed Real Estate Broker and CRP, GMS-T

2018 was another extremely strong year for sellers of residential real estate in Lamorinda. Sales volume was solid with a minimal increase in supply matched by continued strong demand and average price increases in Lafayette, Moraga and Orinda.

As in 2017, homes stayed on the market for a similar limited time and the majority of homes sold at or above their asking price.

Per Contra Costa Association of Realtors, statistics reported for closings Jan. 1 through Dec. 31, 2018, 300 single-family homes closed in Lafayette versus 312 in 2017. There were 263 in 2016 and 338 in 2015. For the 300 reported closings, sales prices ranged from \$450,000 to \$7.8 million and the average time on market was 20 days, a slight decrease from the 23 days in 2017. The average sale price was \$1,736,519, up from \$1,625,636 in 2017. It was \$1,506,811 in 2016. The average sales price was 102.1 percent of the final list price. There was one Lafayette foreclosure sold on the MLS.

In Moraga there were 132 single-family closings, which was down from the 164 in 2017. There were 108 in 2016 and 135 in 2015. Prices ranged from \$800,000 to \$3.5 million. The average sale price was \$1,485,713. It was another solid rise from the \$1,388,287 in 2017 and



\$1,272,179 in 2016. The number of days on market in 2017 was 16, far below the 28 in 2017. The average home sold for 101.3 percent of its last list price. There were no REO properties that closed on the MLS and no short sales.

... continued on Page D10

Exciting New Listings

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Lafayette



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Simply divine East Coast traditional home designed and artfully constructed by Momsen in an exclusive Happy Valley location with a gorgeous Peter Koenig landscape.

\$3,800,000 | 1140caminovallecito.com

Orinda



Coming Soon

1 Sycamore Road

5 Bed | 4.5 Bath | 3,977± Sq Ft

\$3,495,000 | 1sycamore.com



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www.TracyKeaton.com

License #01051349

Lafayette



Coming Soon

959 Sunnyhill Road

5+ Bed | 4.5 Bath | 5,100± Sq Ft

\$3,495,000 | 959sunnyhill.com

Lafayette



Coming Soon

3651 Boyer Circle

6 Bed | 4F/3H Bath | 4,800± Sq Ft

\$2,700,000 | 3651boyer.com

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