

**JUST LISTED**  
**Suburban Oasis**

**900 Kimberly Circle, Pleasant Hill**  
3 bedroom / 2.5 bath + 1,880 sq. ft.



**Offered at \$715,000    Open July 14 + 1-4pm**

This sophisticated townhome in the Cresthill area is set amongst rolling hills. With 3 bedrooms, including an oversized master bedroom, and 2.5 updated bathrooms, it's spacious and comfortable. There is a private yard and kitchen open to the dining area and family room with fireplace. The attached 2-car garage has an electric car charging station. With access to walking paths, private pool and tennis courts, this is the perfect tranquil retreat.

**www.holcenberg.com**

**Michelle Holcenberg**

Coldwell Banker Top 100 SF Bay Area

michelle@holcenberg.com

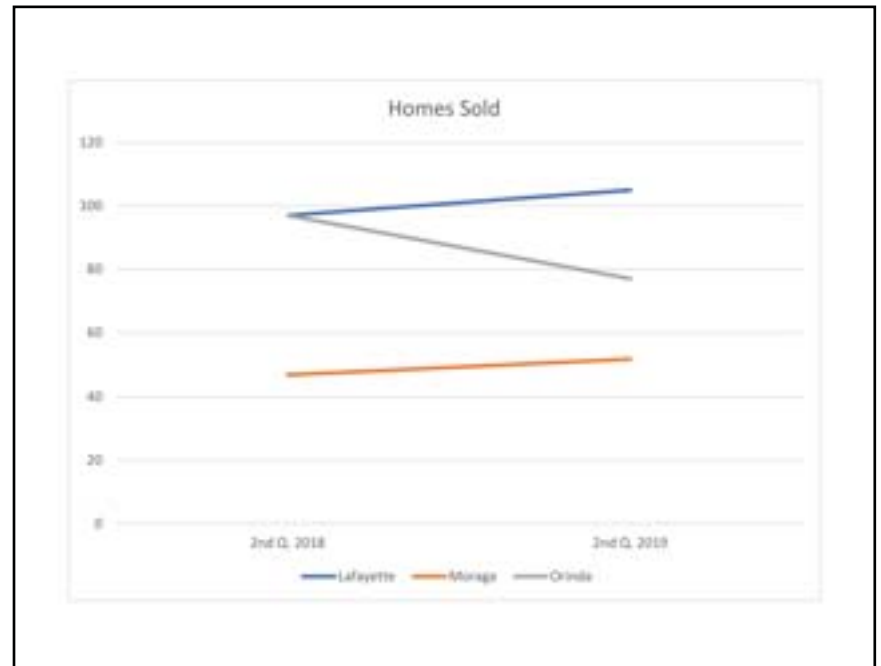
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# The Real Estate Quarter in Review



**By Conrad Bassett, CRP, GMS-T**

The second quarter of 2019 was again seasonally strong with a solid volume of closed sale activity on the residential side of Lamorinda real estate, excepting Orinda. Supply, however, increased significantly in Moraga and especially Orinda while in Lafayette inventory continued to be low. Pending sales stayed consistent with sales prices moderating in Lafayette and Orinda.

Per Contra Costa Association of Realtors statistics reported from April 1 through June 30, 105 single family homes closed in Lafayette. This was an increase from the 97 single family homes closed in the same period one year ago. Sales prices ranged from \$540,000 to \$3,487,500 and the average number of days on market was 22. In the year ago second quarter it was 19 days. The average sales price was \$1,779,112 down a bit from \$1,818,600 a year ago. In 2017 it was \$1,684,206 and in 2016 it was \$1,548,267.

In Moraga there were 52 single-family closings, an increase of five from the year ago period. Prices ranged from \$925,000 to \$2.805 million. The average sale price was \$1,542,888, a slight rise from a year ago when it was \$1,508,591. It was \$1,401,392 in 2Q17, which was an increase from \$1,316,655 in 2Q2016. The average marketing time was up slightly to 17 days from 14 days a year ago.

In Orinda, there were 77 single-family closings, down from 97 in 2Q18. Sales prices ranged from \$669,000 to \$3.15 million with an average price of \$1,623,995. A year ago it was \$1,705,473. In 2017 it was \$1,723,552.

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