

Lamorinda Q2 Market Update

We want to provide a quick market update as we are all getting much needed pool, barbecue and vacation time in before school starts. In summary, our real estate market remains strong. Lamorinda average sales price is now \$1.72M, up 6%, average sales price per square foot is \$655, up 3%, and average days on market increased 8% to 26 days. Lafayette's average sales price per square foot just topped the \$700 mark. Lafayette's average sales price is now \$1.86M and average sales price per square foot is \$706, up 4%. Average sales price per square foot is \$605, up 6% for Moraga and \$623, down 1% for Orinda.

Orinda's #'s are be bit misleading. While it is true that Orinda's average sales price per square foot turned negative (down 1%), it is primarily the result of a higher proportion of older vintage homes that require extensive remodeling that were recently sold and not an indication that the Orinda market is beginning to struggle. This trend is also evident in Orinda's average days on market that increased by 15% to 33 days, as it generally takes longer to sell homes that require extensive remodeling. Orinda's numbers will turn around quickly as these older vintage homes clear out of current year figures.

Declining Interest Rates & Bay Area tech IPOs could boost the real estate market in the second half of the year. Recent declines in mortgage rates and IPOs (recent and potential filings) from the likes of Lyft, Uber, Pinterest, Stripe and Airbnb that are within commute distance of Lamorinda could boost our real estate market if stock valuations remain strong.



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



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COMPASS

Creating a living room that sings

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The spring coils keep the seat from getting that sunk-in look you get over time. There is nothing worse than a cushion with a bum-print.

And last but not least, the fabric. Select fabrics that are stain resistant and easy to clean. For large pieces like sofas and sectionals, stick to a solid color fabric and choose prints for chairs, ottomans, etc.

Add Texture and Layers

Step back and look at your space. Is there too much wood? Too much metal? Use a variety of different finishes in the space (i.e glass, wood, metal). Having a mix of finishes will keep the room from feeling flat.

Add interest to the space by layering in different textures with different fabrics, throws, pillows, baskets and trays.

Accent Pieces

Accent furniture is a piece of furniture that stands out because it complements the space. Choose interesting pieces that are different in either shape, color or texture. Try to resist the urge to buy matching sets. Matching side tables are fine, but choose something different for the coffee table. Accent pieces do not necessarily need to be practical or utilitarian, but serve to draw the eye in and create visual excitement.

Utilizing these tips will help take you from drab to fab.



Photos provided



As the Owner and Principal Designer of Lamorinda-based Amanda Carol Interiors, Amanda Eck believes your home's interior should be both approachable and well-appointed. She often asserts, "Beauty is a necessity."

With a distinct sense of style that mixes contemporary and classic design she fashions spaces that are both elegant and inviting. Her design aesthetic is inspired by anything visual but especially fashion, architecture and art.

Visit <http://amandacarolinteriors.com> for more design ideas.

