

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 14 Issue 5 Wednesday, April 29, 2020



Lamorinda Home Sales

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Digging Deep with Goddess Gardener, Cynthia Brian

Wild and free



Photos Cynthia Brian

A patch of calendula and nasturtium with an owl guard the vegetables.

By Cynthia Brian

"I think that I cannot preserve my health and spirits, unless I spend four hours a day at least — and it is commonly more than that — sauntering through the woods and over the hills and fields, absolutely free from all worldly engagements." — Henry David Thoreau

Mother Nature has an astounding way of rebounding. The blackened, charred hills behind my house from the October wildfire are now a carpet of emerald green grass accessorized by a super bloom of glorious orange California poppies, and tall, bright yellow mustard. My orchard is blanketed with a plethora of colorful wildflowers mixed with the blooms from seeds either scattered by the wind or me at the end of autumn when the first rains drizzled onto our parched earth. Nigella, morning glory, nasturtium, calendula, statice, euphorbia, chamomile, lupin, daisy, yarrow, and more. My fruit trees have been a succession of flowering petals and delicate fragrance, forecasting a bounty of fresh treats to come.

After six weeks of staying at home, my garden is more alive and gorgeous than ever. The sky is blue and free of jet streams. The heady perfume of jasmine, lilacs, and wisteria waft through the clean air. The birds are singing as they build their nests. Trotting turkeys “gobble gobble”— bowing to one another, then gobbling

again in their quest for mates. Untamed vines tangle their tendrils up tree trunks, along wires, and onto fences. Tulip, rose, lavender, iris, azaleas geranium, pelargonium, cyclamen, vinca, bird of paradise, and a plethora of other plants are a parade of festivity. Drifts of daffodils and mounds of grape hyacinth continue to add color and liveliness. Herbs and leafy greens are harvested daily to add nutrition and zest to meals. Freshly picked as needed, oranges, tangerines, lemons, limes, and tangelos provide plenty of vitamin C to keep my family well. My spirits are soaring with gratitude for my garden. I am healthy and happy as I witness spring unfurl in all its glory. I may not be interacting with people, but I am intensely involved with living beings in every moment I spend outdoors. Hopefully, with people ensconced at home, our planet is healing and rebuilding its strength.

The natural world is wild and free. Humans have the power and the responsibility to save our planet. In this beautiful month, be grateful for everything we are and everything we have. Refocus and reclaim your positivity. Reduce stress and anxiety by going where the wild things are ... hills, fields, and your garden. Grow yourself!



Wild and free hillside of statice, nigella, euphorbia, poppy, calendula, and more.

VLATKA BATHGATE
#1 Coldwell Banker Realtor in Orinda



IF I HAD A BUYER FOR YOUR HOME WOULD YOU SELL IT?

Call me at 925 597 1573

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GLOBAL LUXURY

Lamorinda Stay Safe

We'll bounce back stronger than ever

Coming Soon 10 Rheem Blvd., Orinda

Quintessential Masterpiece

Price upon Request!



Coming Soon 66 Tara Rd., Orinda



Peaceful Retreat!

Price upon Request!

Coming Soon 1 Aghalee Rd., Orinda

Nearly 6 acre Private Estate

Offered at \$2,299,000



Coming Soon 66 Heather Ln., Orinda



A Jewel embedded in the Heart of Glorietta

Offered at \$1,750,000

Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	18	\$745,000	\$3,018,000
MORAGA	18	\$590,000	\$2,175,000
ORINDA	25	\$1,140,000	\$3,350,000

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

- 3079 Camino Diablo, \$745,000, 2 Bdrms, 1253 SqFt, 1979 YrBlt, 03-20-20, Previous Sale: \$680,000, 02-06-17
- 1140 Camino Vallecito, \$3,018,000, 4 Bdrms, 3716 SqFt, 2006 YrBlt, 02-28-20
- 7 Cherry Hills Court, \$1,415,000, 5 Bdrms, 3413 SqFt, 1963 YrBlt, 03-16-20, Previous Sale: \$1,415,000, 03-16-20
- 693 Francis Drive, \$890,000, 3 Bdrms, 1548 SqFt, 1966 YrBlt, 03-12-20
- 4031 Happy Valley Road, \$2,995,000, 4 Bdrms, 3176 SqFt, 1967 YrBlt, 03-16-20
- 3548 Herman Drive, \$1,900,000, 3 Bdrms, 2839 SqFt, 1953 YrBlt, 03-20-20, Previous Sale: \$1,275,000, 08-27-10
- 855 Hidden Pond Court, \$1,450,000, 4 Bdrms, 3188 SqFt, 1991 YrBlt, 03-12-20, Previous Sale: \$1,340,000, 01-23-08
- 3269 Judith Lane, \$1,350,000, 3 Bdrms, 1642 SqFt, 1960 YrBlt, 03-05-20, Previous Sale: \$1,350,000, 03-02-20
- 4060 Los Arabis Drive, \$1,650,000, 4 Bdrms, 2986 SqFt, 1949 YrBlt, 03-04-20
- 1250 Medfield Road, \$1,550,000, 4 Bdrms, 1886 SqFt, 1956 YrBlt, 03-17-20, Previous Sale: \$1,325,000, 09-22-05
- 3368 North Lucille Lane, \$1,900,000, 3 Bdrms, 2080 SqFt, 1954 YrBlt, 03-16-20, Previous Sale: \$1,110,000, 07-24-18
- 3838 Palo Alto Drive, \$2,630,000, 4 Bdrms, 3440 SqFt, 1961 YrBlt, 02-28-20, Previous Sale: \$2,350,000, 10-24-18
- 3176 Rohrer Drive, \$1,500,000, 3 Bdrms, 2104 SqFt, 1953 YrBlt, 02-28-20, Previous Sale: \$1,020,000, 05-29-14
- 3354 Springhill Road, \$2,700,000, 5 Bdrms, 3746 SqFt, 1942 YrBlt, 02-28-20
- 1038 Sunnybrook Drive, \$1,510,000, 3 Bdrms, 1589 SqFt, 1951 YrBlt, 02-24-20, Previous Sale: \$385,000, 09-15-00
- 3276 Sweet Drive, \$1,800,000, 6 Bdrms, 3371 SqFt, 1950 YrBlt, 02-26-20, Previous Sale: \$1,145,000, 05-27-08
- 1017 Windsor Drive, \$1,668,000, 4 Bdrms, 3294 SqFt, 1964 YrBlt, 02-27-20, Previous Sale: \$218,000, 05-01-85
- 1010 Woodbury Road #202, \$2,360,000, 3 Bdrms, 2468 SqFt, 2015 YrBlt, 02-28-20

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VLATKA CAN HELP YOU WITH BUYING OR SELLING YOUR HOME.
WWW.BESTLAMORINDAHOMES.COM

Low Inventory and Motivated Buyers



1045 Timothy Lane, Lafayette
5 Bed | 3.5 Bath | 3,320 Sq Ft | Pending

1045 Timothy Lane went pending well over list price after 7 days with multiple offers.



8 Vista Via, Lafayette
3 Bed | 2 Bath | 1,300 Sq Ft | Pending

8 Vista Via went pending prior to hitting the market.

Inventory is very low and homes are still moving. There is a strong pool of motivated buyers still looking for a place to call home in Lamorinda.

Call us to see how we can help you be prepared to get ahead of this changing market.



PADDY KEHOE TEAM

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.
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COMPASS



THE *Beaubelle*
GROUP

COMPASS



ORINDA Gorgeous New Construction

564 Tahos Road, 5BD, 4.5BA, detached guest rm/office, views
Offered at \$2,998,000



ORINDA Prime Country Club Location

513 Miner Road, 1.1 acres, 4BD, BA, guest house, 4 car gar
Offered at \$3,595,000

**GLENN AND KELLIE
BEAUBELLE**

925.254.1212

TheBeaubelleGroup.com

CABRE# 00678426, 01165322

Lamorinda home sales recorded

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MORAGA

- 7 Buckingham Drive, \$1,149,500, 3 Bdrms, 1370 SqFt, 1960 YrBlt, 02-28-20,
Previous Sale: \$950,000, 02-03-16
- 188 Calle La Montana, \$1,150,000, 4 Bdrms, 2415 SqFt, 1973 YrBlt, 03-11-20,
Previous Sale: \$839,000, 02-24-12
- 1351 Camino Peral #A, \$617,000, 2 Bdrms, 1031 SqFt, 1970 YrBlt, 03-02-20,
Previous Sale: \$315,000, 03-25-03
- 1375 Camino Peral #D, \$590,000, 2 Bdrms, 1279 SqFt, 1970 YrBlt, 03-16-20,
Previous Sale: \$360,000, 12-15-03
- 748 Country Club Drive, \$950,000, 3 Bdrms, 1749 SqFt, 1973 YrBlt, 02-28-20,
Previous Sale: \$639,000, 07-07-10
- 788 Country Club Drive, \$925,000, 3 Bdrms, 1749 SqFt, 1973 YrBlt, 03-09-20,
Previous Sale: \$796,000, 07-21-15
- 147 Donald Drive, \$1,535,000, 3 Bdrms, 2543 SqFt, 1986 YrBlt, 02-25-20,
Previous Sale: \$360,000, 10-01-87
- 167 Draeger Drive, \$1,445,000, 5 Bdrms, 3134 SqFt, 1979 YrBlt, 03-09-20,
Previous Sale: \$690,000, 09-23-99
- 6 Hastings Court, \$1,975,000, 4 Bdrms, 4468 SqFt, 1987 YrBlt, 02-28-20,
Previous Sale: \$1,350,000, 05-02-02
- 231 Paseo Bernal, \$815,000, 2 Bdrms, 1937 SqFt, 1978 YrBlt, 03-16-20,
Previous Sale: \$557,000, 03-29-04
- 1 Peralta Court, \$1,300,000, 4 Bdrms, 2825 SqFt, 1988 YrBlt, 02-26-20,
Previous Sale: \$376,000, 12-01-87
- 1288 Rimer Drive, \$2,000,000, 4 Bdrms, 3386 SqFt, 1964 YrBlt, 03-03-20,
Previous Sale: \$1,830,000, 04-07-19
- 1372 Rimer Drive, \$1,900,000, 5 Bdrms, 2789 SqFt, 1963 YrBlt, 03-16-20,
Previous Sale: \$275,000, 03-01-88
- 1079 Sanders Drive, \$1,104,000, 3 Bdrms, 1512 SqFt, 1960 YrBlt, 03-10-20,
Previous Sale: \$850,000, 08-24-15
- 53 Sanders Ranch Road, \$1,950,000, 4 Bdrms, 4093 SqFt, 1990 YrBlt, 03-20-20
- 217 Sonora Road, \$2,175,000, 3 Bdrms, 4685 SqFt, 2018 YrBlt, 02-27-20
- 112 Walford Drive, \$1,530,000, 4 Bdrms, 2410 SqFt, 1964 YrBlt, 03-06-20,
Previous Sale: \$1,081,500, 09-23-13
- 57 Warfield Drive, \$1,350,000, 4 Bdrms, 2499 SqFt, 1965 YrBlt, 03-02-20

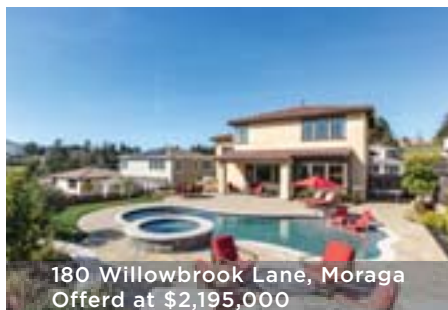
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LISTINGS FROM THE OLSEN TEAM

The Olsen Team continues to help people buy and sell homes in a way that is smart and safe. We have dramatically changed our business to reduce in-person showings and interaction, while still creating a safe path to success for buyers, sellers and renters.

Virtual showings for every property through Matterport 3D scans are listed below.

ACTIVE LISTINGS



180 Willowbrook Lane, Moraga
Offered at \$2,195,000

4 Bed | 1 Office | 3.5 Bath | 3,000 Sq. ft.
3D tour at www.180WillowbrookLane.com



124 Via Joaquin, Moraga
Offered at \$765,000

2 Bed | 2 Bath | 1,354 Sq. ft.
3D tour at www.124ViaJoaquin.com



133 Donna Maria Way, Orinda
Offered at \$1,500,000

4 Bed | 2 Bath | 2,285 Sq. ft.
3D tour at www.DonnaMariaWay.com



1003 Woodbury Rd. No. 207, Lafayette
Offered at \$965,000

2 Bed | 2 Bath | 1,110 Sq. ft.
3D tour at www.1003WoodburyRd.com

PENDING



1743 Spyglass Lane, Moraga
Seller Rep \$1,395,000

3D tour at www.1743SpyglassLn.com



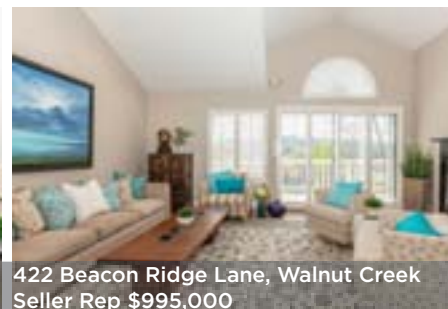
831 Terra California No. 1, Rossmore
Seller Rep \$825,000

3D tour at www.Rossmore-Condo.com



192 Cypress Point Way, Moraga
Seller Rep \$1,095,000

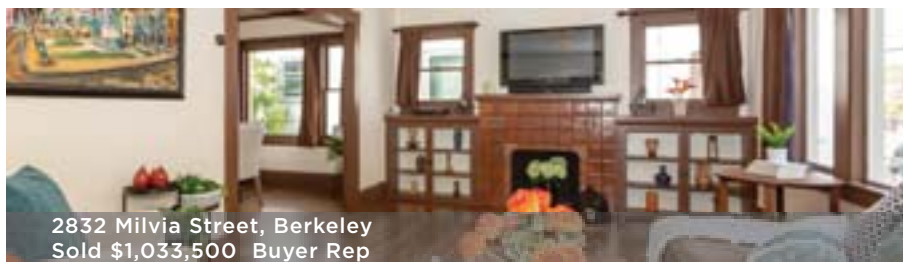
3D tour at www.MoragaCCHome.com



422 Beacon Ridge Lane, Walnut Creek
Seller Rep \$995,000

3D tour at 422BeaconRidgeLn.com

JUST SOLD



2832 Milvia Street, Berkeley
Sold \$1,033,500 Buyer Rep



5 Lynch Court, Moraga
Sold \$1,200,000 Buyer Rep



BEN OLSEN



SUE OLSEN



LORI TRUE



ERIN KELLY



BEN ROJAS



VANGUARD
PROPERTIES



The Olsen Team

925.200.6000

Mail@TheOlsenTeam.com

DRE #01409268



HOME IS MORE IMPORTANT THAN EVER

— JUST SOLD —

115 Devin Drive, Moraga



Centrally located charmer updated throughout. Listed for \$1,250,000, sold for \$1,375,000 with multiple offers. Represented sellers.

346 Birchwood Drive, Moraga



Mid-century modern in the Rheem Valley Manor. Listed for \$1,295,000, sold for \$1,350,000 with multiple offers. Represented sellers.

2 Patrick Lane, Orinda



Glorietta beauty with spectacular views and large lot. Sold for \$1,885,650. Represented buyers.

359 Donald Drive, Moraga



Completely remodeled Rheem Valley Manor home with park-like yard. Sold for \$1,700,000. Represented buyers.

Even in these challenging times, things are moving in the Lamorinda real estate market. Please contact me to find out about ways to buy and sell property while abiding by shelter in place guidelines.

Hope you are staying safe, sane and healthy.

www.holcenberg.com

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**COLDWELL
BANKER**



Lamorinda home sales recorded

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ORINDA

- 71 Ardilla Road, \$1,257,500, 3 Bdrms, 1852 SqFt, 1923 YrBlt, 03-16-20,
Previous Sale: \$1,180,000, 05-19-16
- 57 Bates Boulevard, \$1,350,000, 3 Bdrms, 1932 SqFt, 1960 YrBlt, 02-27-20,
Previous Sale: \$934,500, 10-04-19
- 22 Carisbrook Drive, \$1,140,000, 4 Bdrms, 1987 SqFt, 1959 YrBlt, 03-13-20
- 7 Charles Hill Road, \$1,905,000, 5 Bdrms, 2726 SqFt, 1937 YrBlt, 03-13-20
- 16 Del Mar Court, \$2,050,000, 4 Bdrms, 2870 SqFt, 1957 YrBlt, 03-12-20,
Previous Sale: \$1,976,000, 04-05-17
- 23 Donna Maria Way, \$1,400,000, 3 Bdrms, 1879 SqFt, 1951 YrBlt, 03-09-20,
Previous Sale: \$1,260,000, 05-16-18
- 6 Estates Court, \$3,350,000, 5 Bdrms, 4071 SqFt, 2015 YrBlt, 03-06-20
- 18 Frogs Leap Way, \$2,220,000, 3 Bdrms, 2872 SqFt, 2014 YrBlt, 02-24-20,
Previous Sale: \$595,000, 07-15-13
- 39 Hazel Tree Ridge, \$1,310,000, 3 Bdrms, 1931 SqFt, 2014 YrBlt, 02-25-20
- 51 Knickerbocker Lane, \$2,350,000, 5 Bdrms, 2702 SqFt, 1980 YrBlt, 03-09-20
- 12 Lind Court, \$1,320,000, 3 Bdrms, 2240 SqFt, 1961 YrBlt, 02-26-20
- 61 Moraga Viax, \$1,305,000, 4 Bdrms, 2164 SqFt, 1953 YrBlt, 03-02-20
- 90 Mossbridge Lane, \$1,922,500, 5 Bdrms, 4154 SqFt, 1989 YrBlt, 03-12-20,
Previous Sale: \$2,250,000, 08-08-14
- 65 Oak Road, \$1,695,000, 4 Bdrms, 4011 SqFt, 1999 YrBlt, 02-26-20,
Previous Sale: \$1,250,000, 09-05-02
- 85 Oak Road, \$1,480,000, 3 Bdrms, 2131 SqFt, 1996 YrBlt, 02-26-20,
Previous Sale: \$1,218,000, 04-13-15
- 257 Overhill Road, \$2,000,000, 3 Bdrms, 2357 SqFt, 1946 YrBlt, 03-17-20,
Previous Sale: \$1,200,000, 12-18-18
- 40 Singingwood Lane, \$3,100,000, 6 Bdrms, 3952 SqFt, 1970 YrBlt, 03-17-20
- 76 Southwood Drive, \$1,200,000, 3 Bdrms, 1951 SqFt, 1961 YrBlt, 03-11-20
- 6 Saint James Court, \$1,180,000, 4 Bdrms, 2488 SqFt, 1951 YrBlt, 03-04-20
- 48 Tarry Lane, \$1,950,000, 4 Bdrms, 3262 SqFt, 1950 YrBlt, 02-26-20,
Previous Sale: \$490,000, 03-01-92
- 25 Van Ripper Lane, \$3,105,000, 5 Bdrms, 4104 SqFt, 2008 YrBlt, 03-02-20,
Previous Sale: \$720,000, 07-11-00
- 18 Via Hermosa, \$2,200,000, 4 Bdrms, 2408 SqFt, 1947 YrBlt, 03-06-20,
Previous Sale: \$1,255,000, 05-19-17
- 9 Vida Descansada, \$1,951,000, 7 Bdrms, 3272 SqFt, 1955 YrBlt, 02-27-20,
Previous Sale: \$1,525,000, 06-16-09
- 36 Wilder Road, \$2,305,000, 4 Bdrms, 4081 SqFt, 2018 YrBlt, 03-05-20
- 404 Wovenwood, \$1,495,000, 3 Bdrms, 1811 SqFt, 1973 YrBlt, 03-10-20,
Previous Sale: \$790,000, 03-23-17

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DUDUM REAL ESTATE GROUP

WHERE REAL ESTATE IS STILL PERSONAL

To our beloved community:
We are thinking of you and your families during these trying times.

We are honoring the Shelter In Place, and encourage our clients, family, and friends to do the same.

Real Estate is now considered "essential" and therefore, we are still here to support you, albeit primarily virtual. We still have many county and statewide restrictions and regulations to abide by while facilitating our sales transactions. The health, safety and wellness of our agents, our staff, our community and each of you is still our primary concern!

Agents and staff are here for you, just in a different manner. Reach out to your local Dudum Real Estate Group agent to learn more on how we are working remotely to best serve our clients. Thank you for your loyalty and support. Dudum Real Estate Group is sending warm thoughts to you and your families, and together, we will get through this! Be cautious out there and please stay safe, stay healthy and stay home!

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In this rapidly changing world ...

One thing that remains the same is our commitment to our clients and our community. Your health and wellness has always been and continues to be our priority. We are grateful and proud to be a part of a community that genuinely looks out for each other.

We wish you and your loved ones health, happiness and safety. Please stay well.

GENUINE
REAL ESTATE
EXPERTISE



Chris Swim & Tracy Keaton

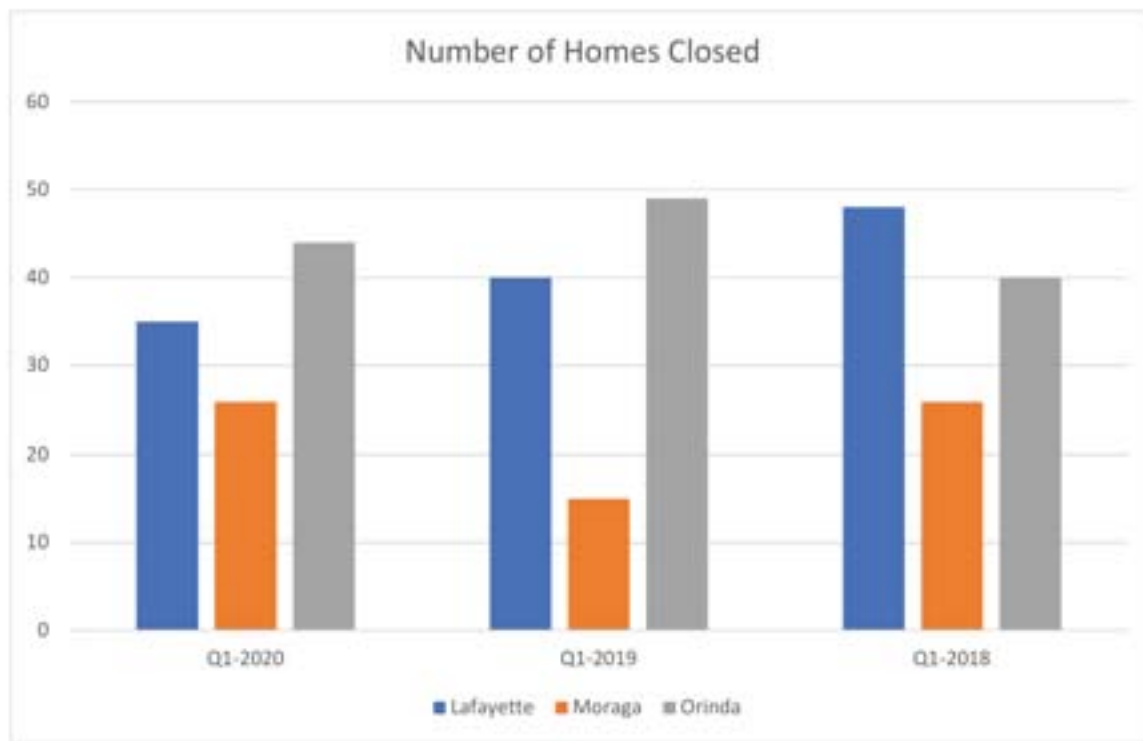
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The Real Estate Quarter in Review



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

The first quarter of 2020 began with a continued fast pace in activity on the residential side of Lamorinda real estate. The closings that occurred, for the most part, came from properties that went under contract in late November to late February, before the COVID-19 pandemic changed the market.

Supply decreased as many people took their homes off the market so we will likely see significantly reduced numbers in the second quarter moving forward. The average sales price decreased in Lafayette versus the year ago period while in Moraga and Orinda it increased. The days on market remained short and the homes that have multiple offers are increasing.

Per Contra Costa Association of Realtors statistics reported from Jan. 1 through March 31, 35 single-family homes closed in Lafayette down from the 40 that closed in the same quarter in 2019, and 48 in the first quarter of 2018. Sales prices ranged from \$890,000 to \$3.805 million and the average number of days on market was 26. The average sales price was \$1,825,127 down from the year ago price of \$1,984,125 but still exceeding the

\$1,469,744 in 1Q2018. This change can be due to a smaller sample size and very few homes selling at the high end of the range.

The median sales price was \$1.65 million.

In Moraga the number of single-family closings was 26, a huge increase from the 15 in the year ago quarter. It was back to the 26 closed in 1Q2018. Prices so far this year have ranged from \$1.01 million to \$2.3 million. The five highest prices for sales were all new construction homes off Rheem Boulevard. No resales sold for more than \$2 million. The average sale price was \$1,578,476 up from \$1,436,733 a year ago. It was \$1,534,007 in 2018. The average marketing time was 37 days, versus 26 days a year ago.

No single-family homes sold below \$1 million in Moraga.

In Orinda, the number of single-family closings was 44, versus 49 in 2019 and 40 in 2018. Sales prices ranged from \$995,000 to \$5.6 million with an average price of \$1,783,674. This was also an increase from a year ago first quarter when it was \$1,587,598 and also above the \$1,673,088 in 2018. It took an average of 37 days on the market to sell a home in Orinda where a year ago it was 40 days on the market.

In the first quarter of 2020, Lafayette

homes sold at an average of \$648.43 per square foot, down from the \$690.74 in 2019 and below the \$683.73 in 1Q2018 and the \$645.43 in 2017. Moraga came in at \$594.37—pretty close to the year ago of \$599.38. Orinda was at \$635.02, up slightly from a year ago when it was \$617.12 – almost identical to 1Q2018 at \$616.89 compared with \$625.23 in the first quarter of 2017.

In the condominium/town home category, Lafayette had 10 closings reported to the MLS. They ranged from \$834,000 to \$2.36 million. Moraga again had 12 like a year ago, ranging from \$502,000 to \$1.03 million. Orinda had one on Wovenwood that traded at the asking price of \$1.495 million.

As of April 22, there were 53 homes under contract per the MLS in the three combined communities (a year ago it was 76 and in 2017 and 2018 they were both at 95) with asking prices of \$350,000 to \$4.395 million. Again, this is because of the limited supply of available properties as many have taken their homes off the market during the pandemic.

Inventory is at 89 – less than the 103 a year ago. This number is really inflated by new construction inventory in Moraga, Lafayette and Orinda; there are 21 new single family and townhomes in the MLS that were not available a year ago.

There are 30 Lafayette properties currently on the market versus 42 properties on the market in April 2019. Asking prices in Lafayette currently range from \$929,000 to \$3.995 million. In Moraga, buyers have their choice of 27 homes, up from 21 homes at this time in 2019 – again the majority are new construction. The price range is \$465,000 to \$2.45 million.

In Orinda there are 32 homes on the market including several new construction homes in Wilder. A year ago there were 40. The list prices range from \$849,900 to \$4.995 million.

There are no distressed (bank-owned or a short sale) sales available in Lamorinda.

As is the case nearly every quarter, the most active price range is in the more “affordable” price ranges. At the high end, 28 homes sold above \$2 million in the three communities combined. One year ago there were 27 and in 2018 there were 21. There are 41 currently available above this amount in Lamorinda.

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The Real Estate Quarter in Review

... continued from Page D8

Interest rates have bounced a lot in the last few weeks but have seemingly settled at very competitive rates. Relocation from the corporate side has slowed as many companies are having their people work remotely and as such, many of those buyers are on the sidelines at their departure locations before making housing decisions.

Lamorinda continues to be attractive with BART access and highly-rated schools. The real estate markets in Oakland, Berkeley and Piedmont have continued to be active so there has been some spillover effect where buyers are willing to make longer commutes in order to find more “affordable housing.” Of course, Lamorinda and affordable housing is somewhat of any oxymoron.

Lastly, it is important to look at what homes are selling for versus their list prices. Often homes come on the market at unrealistic prices and they do not sell. We also are seeing more homes listed well below true values so that it may encourage bidding wars that sellers hope might generate a higher overall sales price. In the first quarter of this year many homes have had multiple offers and have sold at or above the list price.

Of the 35 single-family home sales that closed in Lafayette in the first quarter of 2020, 22 sold at or above the list price. In Moraga, 11 of the 26 sales were at or above the asking price and in Orinda, 29 of the 44 sold at or above the final listing price.

This will typically happen when a house goes pending in the first two weeks on the market. Of the 53 currently pending sales in the three Lamorinda communities combined, 32 went pending in 21 days or less. The actual average days on the market would be markedly lower but many agents are setting up marketing plans where they hold the home open to the public and to brokers and follow with an offer date in a week or so after exposing the property to the market – pointing to a high likelihood of a continued trend in homes selling above the asking price.

In the detached home category in the first quarter of 2020, the average sale price in Lafayette was 101.7% of the asking price. In Moraga it was 100.5% and in Orinda it was 102.3% of the final asking price.

Of course, the ability to market homes at this time has changed as Open Houses are not allowed and there are limitations on how homes can be shown other than “virtually.” Local real estate boards as well as state groups have put limitations on the number of people who can be in a home to see it at one time as well as how the agent can show the house.

The second quarter statistics will likely show drastically changing numbers in volume although prices appear to remain strong.



SORAYA GOLESORKHI
REALTOR®

A huge **THANK YOU** to our wonderful community, first responders, essential workers and all who are lending a helping hand through these challenging times. Hoping you and your families are doing well.

Stay home, stay safe and stay healthy everyone!

With sincere gratitude,



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Cynthia Brian's Gardening Guide for May



Reliable, repeat David Austin Lady of Shallot rose boasts a rich salmon color and tea fragrance.

SOW for succession to provide pollinators a buffet throughout the growing season.

SAVE your back and build a raised bed. It's easy if you enjoy DIY projects. When you wire the bottom, you won't have gophers or other diggers eating your crops.

INVOLVE your kids in gardening by allowing them to grow seeds that feature a rainbow of colors to fill their plates. Red radishes, orange carrots, green peppers, purple beets, and an array of lettuces will sprout quickly.

PLANT aromatic herbs and nutritious vegetables that will ensure the health of your family. Beans, peas, eggplant, broccoli, potatoes, cabbage and turnips. Toward the end of the month, add tomatoes to your plot.

TRELLIS your vining plants such as wisteria, jasmine and bower plants.

TOWER gardens are a great alternative if you have a small space. Find ready-made options online.

CHECK sprinklers and irrigation systems for leaks.

FERTILIZE containers as needed. Plants in pots lose nutrients more quickly than those planted in the ground.

SPRUCE up your patio to prepare for entertaining. Power wash hard surfaces and get ready to celebrate a Mother's Day picnic at home.

SOW annuals now in a rich soil mixture. Marigolds, cosmos, zinnias, and bachelor buttons are excellent choices for a showy summer.

MULCH your garden with grass clippings, chopped leaves, and other organic composts to reduce weeds.

ELIMINATE any standing water from gutters, pot saucers, old tires, or



A flowering cherry is a beautiful asset to any landscape.

puddles to reduce the breeding of mosquitoes.

DEADHEAD spent blossoms from any annuals or perennials to encourage continuous blooming.

PRUNE back daffodil leaves only when they are yellow and crispy.

THROW bait to eradicate snails and slugs from devouring new sprouts.

READ my books available from

<https://www.CynthiaBrian.com/online-store>. To avoid shipping charges, I will leave your enhanced package outside my office door for you. There will be no personal contact.

MOW your lawn without the bag at least every other week. This allows the nitrogen and nutrients that are in the grass to nurture the growing blades.

EAT the flowers from nasturtiums, roses, arugula, cilantro, thyme, roses, basil and sage. They add flavor and beauty to many dishes.

CUT a branch from a flowering tree, like cherry, for a striking indoor statement.



Riotous wisteria twines amongst magnolias and loquats.

CREATE stunning aromatic bouquets with blooming lilacs, wisteria, jasmine and roses.

REGISTER your yard or garden as a Certified Wildlife Habitat at <https://www.nwf.org/CertifiedWildlifeHabitat>. The \$20 fee supports wildlife.

FOLLOW up ground fertilizing of flowers, perennials, vegetables, and fruits with foliar and micro-nutrients at appropriate times during the growing season.

EAT fresh fruits and veggies, especially those you grow yourself.

SLEEP seven to eight hours every day to keep your immune system strong.

BREATHE and know that the sun is going to shine tomorrow.

It may take some months before we are social gathering again. For those of us who usually shake hands or hug, we may be wise to take the advice of the World Health Organization and begin bowing. Or do as I learned in India last year: clasp hands in prayer, bow, and whisper Namaste. Although we are apart, we are together, and we can view this time as a learning experience. Get thee into thy garden. Grow thyself! Be wild and free.

Stay healthy. Stay safe. Stay home.

Happy Gardening. Happy Growing.



A bee feasts on euphorbia nectar.



Reblooming iris performs best when fertilized after the first blooms disappear.



Cynthia Brian under her Meyer lemon tree flanked by azaleas and camellias,

Cynthia Brian, The Goddess Gardener, is available for hire to help you prepare for your spring garden. Raised in the vineyards of Napa County, Cynthia 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 StarStyle® Radio Broadcast at www.StarStyleRadio.com. Buy copies of her best-selling books, including, Chicken Soup for the Gardener's Soul, Growing with the Goddess Gardener, and Be the Star You Are! Millennials to Boomers at www.cynthiabrian.com/online-store. Cynthia is available for virtual writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com www.GoddessGardener.com



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