

Lamorinda

OUR HOMES

Lamorinda Weekly Volume 16 Issue 5 Wednesday, April 27, 2022



The Real Estate Year in Review

read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian

April showers



Photos Cynthia Brian

Jasmine twines around a birdbath filled with succulents.

By Cynthia Brian

“April hath put a spirit of youth in everything.” ~ William Shakespeare

If experiencing rain in a dry season doesn't put a spring in our step, what will? After months of no precipitation, finally, in April we experienced a few showers. A critical ingredient of California's water supply, the Sierra snowpack is less than 40% from its peak. The drought will be with us this summer and fall but these mid-spring storms will deliver May flowers.

Jasmine is the delightful scent permeating the air, especially after a rain shower. The intoxicating perfume is rejuvenating. I grow jasmine throughout my landscape, various vines twining up trees. Mul-

tiple colors of bearded iris tender their brilliance in the middle of my hillside, where, after the rainfall, new weeds sprout. Proliferating is Herb Robert geranium, a fragrant weed that is pretty when small yet suffocating to other plants when full-grown. The positive aspect of this weed is that it is very easy to pull out by the roots when the soil is moist. Weeds shooting up on my gravel paths demand attention.

Bulbs and rhizomes are the ultimate celebrities of my garden. Once planted, I forget about them until they burst into bloom, a welcome surprise especially when other plants are failing. If you are a beginner gardener, I highly recommend indulging in bulbs for all seasons. Most require little maintenance or effort with minimal water while providing maximum results. Some of my perennial favorites that are available in hues of white, pink, purple, yellow, and mixed colors include calla lily, gladiolus, oriental lily, bearded iris, Asiatic lily, dahlia, anemone, and naked lady.

The April showers also brought a swath of wild onions or more accurately, *A. triquetrum* three- cornered leek. The invasive, yet edible wild field garlic and three-cornered leek boast delicate white bell-shaped flowers with a distinct onion aroma. If they are growing in your landscape, enjoy them as in culinary dishes as you would chives or green onions, albeit with a stronger flavor. If you are not a fan of garlic or onions and you have these growing in your garden, it can be almost impossible to eradicate an abundant population. Also, be aware that there are other toxic species of flowers that resemble the tree-cornered leek including death camas or death lily. All parts of that plant are poisonous. The best safety method in differentiation is to only eat a plant that looks and smells like garlic or onion.

Another edible weed that I cultivate is mustard. Young mustard greens are delicious sauteed with onions, garlic, and olive oil or added to soups, salads, sandwiches and stews. The flavor is snappy and hot.

Roses are already in glorious bloom. Rose petals can be added to baths as well as salads if they have not been treated with chemicals. With Mother's Day around the corner, perhaps you'd like to present your mom with a gift of roses?

These young sprouts encourage us to embrace the spirit of youth as we march into May. A heartfelt shout out to every mom! You are our nurturers, teachers, and consolers. Happy Mother's Day!

VLATKA BATHGATE

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

Call me at 925 597 1573

Vlatka@BestLamorindaHomes.com

CalBRE#01390784



**VLATKA GETS RESULTS ALL OVER THE EAST BAY
FOR SALE**



15 PARKWAY CT, ORINDA

Gem with location par excellence
Offered at \$1,798,000

SALE PENDING



**3161 JUANITA DR
LAFAYETTE**

Mid Century Modern
Retreat



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

©2021 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. CalBRE License # 01908304

Lamorinda home sales recorded

| City | Last reported | Lowest amount | Highest amount |
|-----------|---------------|---------------|----------------|
| LAFAYETTE | 16 | \$700,000 | \$6,106,000 |
| MORAGA | 12 | \$1,145,000 | \$3,250,000 |
| ORINDA | 7 | \$1,120,000 | \$3,200,000 |

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

- 809 Avalon Avenue, \$1,741,500, 3 Bdrms, 1448 SqFt, 1951 YrBlt, 03-17-22, Previous Sale: \$190,000, 03-01-86
- 887 Birdhaven Court, \$4,250,000, 4 Bdrms, 3655 SqFt, 1946 YrBlt, 03-17-22
- 3230 Burton Court, \$4,210,000, 5 Bdrms, 3428 SqFt, 1957 YrBlt, 03-11-22, Previous Sale: \$1,326,000, 05-29-14
- 3196 Diablo View Road, \$1,420,000, 3 Bdrms, 1958 SqFt, 1966 YrBlt, 03-17-22, Previous Sale: \$527,500, 09-20-10
- 3402 Hall Lane, \$1,575,000, 2 Bdrms, 1448 SqFt, 1953 YrBlt, 03-07-22, Previous Sale: \$685,000, 04-18-06
- 1000 Hawthorne Drive, \$2,153,000, 3 Bdrms, 1655 SqFt, 1941 YrBlt, 03-18-22, Previous Sale: \$1,285,000, 12-30-15
- 1778 La Playa Drive, \$1,556,000, 3 Bdrms, 2096 SqFt, 1972 YrBlt, 03-09-22, Previous Sale: \$623,000, 12-26-01
- 3985 North Peardale Drive, \$9,280,000, 5 Bdrms, 5640 SqFt, 2001 YrBlt, 03-10-22, Previous Sale: \$4,585,000, 07-31-13
- 3587 Powell Drive, \$6,800,000, 5 Bdrms, 4464 SqFt, 2020 YrBlt, 03-17-22, Previous Sale: \$850,000, 07-17-17
- 521 Silverado Drive, \$2,215,000, 5 Bdrms, 3591 SqFt, 1963 YrBlt, 03-08-22, Previous Sale: \$1,750,000, 05-23-18
- 627 North Silverado Drive, \$1,616,000, 3 Bdrms, 1449 SqFt, 1958 YrBlt, 03-10-22
- 1019 Silverhill Drive, \$2,600,000, 4 Bdrms, 4589 SqFt, 1990 YrBlt, 03-11-22, Previous Sale: \$585,000, 04-01-90
- 771 Solana Drive, \$2,520,000, 4 Bdrms, 2460 SqFt, 1953 YrBlt, 03-07-22, Previous Sale: \$435,000, 11-01-89
- 4021 Tilden Lane, \$2,800,000, 3 Bdrms, 2230 SqFt, 1955 YrBlt, 03-10-22, Previous Sale: \$1,525,000, 06-24-15
- 5 Townsend Place, \$3,250,000, 4 Bdrms, 3391 SqFt, 2018 YrBlt, 03-11-22, Previous Sale: \$2,315,000, 05-20-19

MORAGA

- 31 Ascot Place, \$1,225,000, 2 Bdrms, 1379 SqFt, 1973 YrBlt, 03-09-22, Previous Sale: \$785,000, 05-24-17
- 175 Calle La Mesa, \$2,400,000, 4 Bdrms, 2511 SqFt, 1973 YrBlt, 03-07-22, Previous Sale: \$930,000, 05-12-03
- 1519 Camino Peral #A, \$625,000, 2 Bdrms, 1272 SqFt, 1970 YrBlt, 03-17-22
- 117 Cypress Point Way, \$1,400,000, 2 Bdrms, 2383 SqFt, 1973 YrBlt, 03-14-22, Previous Sale: \$455,500, 09-27-17
- 335 Deerfield Drive, \$1,900,000, 4 Bdrms, 2241 SqFt, 1967 YrBlt, 03-15-22
- 217 Sonora Road, \$3,625,000, 5 Bdrms, 4739 SqFt, 2018 YrBlt, 03-07-22, Previous Sale: \$2,175,000, 02-26-20

ORINDA

- 28 Camino Encinas, \$1,735,000, 4 Bdrms, 2284 SqFt, 1938 YrBlt, 03-18-22, Previous Sale: \$1,250,000, 05-12-21
- 40 Cedar Lane, \$1,575,000, 3 Bdrms, 1717 SqFt, 1965 YrBlt, 03-17-22
- 88 El Toyonal, \$2,525,000, 4 Bdrms, 4192 SqFt, 1930 YrBlt, 03-17-22, Previous Sale: \$1,600,000, 10-20-15
- 43 El Toyonal, \$1,650,000, 4 Bdrms, 2680 SqFt, 1928 YrBlt, 03-17-22, Previous Sale: \$1,160,000, 09-15-20
- 60 La Espiral, \$2,190,000, 5 Bdrms, 3914 SqFt, 2006 YrBlt, 03-10-22, Previous Sale: \$796,000, 03-03-17
- 61 Moraga Viax, \$2,245,000, 4 Bdrms, 2164 SqFt, 1953 YrBlt, 03-16-22, Previous Sale: \$1,305,000, 02-25-20
- 47 Orinda View Road, \$6,750,000, 4 Bdrms, 6612 SqFt, 1995 YrBlt, 03-16-22
- 1 Tappan Way, \$2,800,000, 5 Bdrms, 3961 SqFt, 2006 YrBlt, 03-18-22, Previous Sale: \$2,450,000, 05-24-18
- 11 Valley View Drive, \$2,320,000, 5 Bdrms, 2493 SqFt, 1940 YrBlt, 03-10-22, Previous Sale: \$110,500, 01-01-79
- 21 Watchwood Court, \$2,500,000, 2 Bdrms, 2203 SqFt, 1987 YrBlt, 03-02-22

DUDUM REAL ESTATE GROUP



WWW.DUDUM.COM

ADAM HAMALIAN



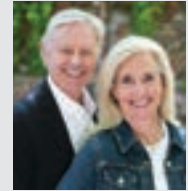
925.708.5630
DRE# 01917597

CAROLYN WAY



925.890.4115
DRE# 00947460

JANE & DAVE SMITH



925.998.1914
DRE# 01476506/02105225

JOY WIEHN



415.377.1884
DRE# 02047712

KAAREN BRICKMAN



925.351.5049
DRE# 01932119

LAUREN DEAL
HURLBUT TEAM

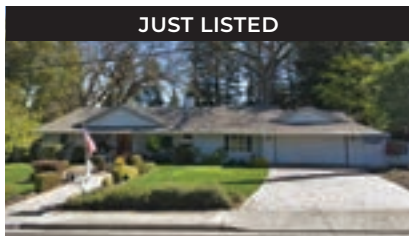


925.876.4671
DRE#02060294



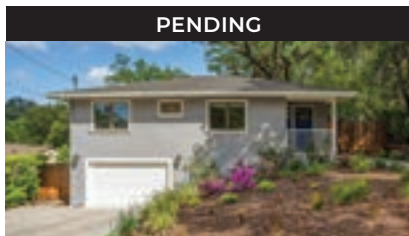
COMING SOON

1030 VIA NUEVA, LAFAYETTE
OFFERED AT \$1,950,000
L. LEGLER & C. HATA | 925.286.1244



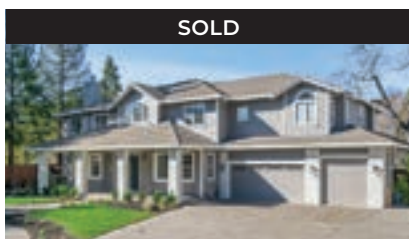
JUST LISTED

347 DEL AMIGO ROAD, DANVILLE
OFFERED AT \$2,799,000
SMITH HOMES TEAM | 925.998.1914



PENDING

944 YORKSHIRE COURT, LAFAYETTE
OFFERED AT \$1,795,000
K. WOOD / K. BRICKMAN | 925.381.7172



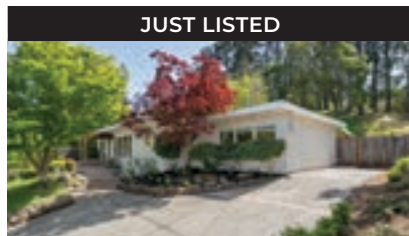
SOLD

817 ASHLEY LANE, WALNUT CREEK
SOLD FOR \$4,125,000
DON & PAMELA COLOMBANA 925.878.8047



COMING SOON

66 BROOKWOOD DRIVE, ORINDA
CALL AGENT FOR DETAILS
RUTH EDDY | 925.788.5449



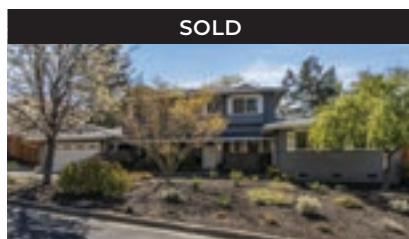
JUST LISTED

163 CRESTVIEW DRIVE, ORINDA
OFFERED AT \$1,850,000
KELLY WOOD | 925.381.7172



PENDING

995 VICTORIA COURT, LAFAYETTE
OFFERED AT \$1,789,000
BRYAN HURLBUT | 925.383.5500



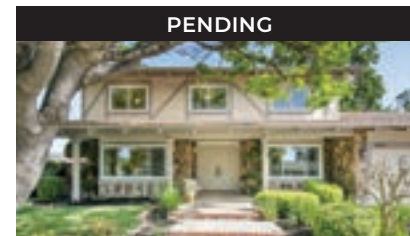
SOLD

120 DEVIN DRIVE, MORAGA
SOLD FOR \$2,910,000
RUTH EDDY | 925.788.5449



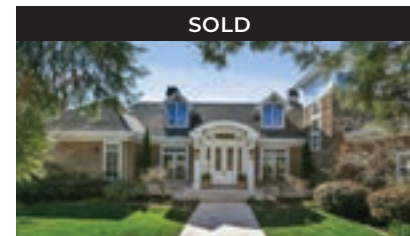
COMING SOON

23 FIELDBROOK PLACE, MORAGA
CALL AGENT FOR DETAILS
MATT MCLEOD | 925.464.6500



PENDING

3318 WHITEHAVEN DR., WALNUT CREEK
OFFERED AT \$1,895,000
S.HUTCHENS/A.HAMALIAN | 925.708.5630



SOLD

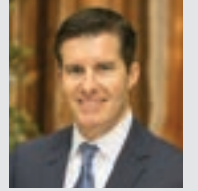
3985 N. PEARDALE DRIVE, LAFAYETTE
CALL BRYAN HURLBUT FOR DETAILS
J. DEL SANTO / B.HURLBUT | 925.383.5500



SOLD • REPRESENTED BUYER

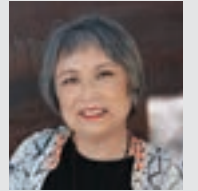
9 MOUNTAIN VIEW LANE, LAFAYETTE
SOLD FOR \$6,000,000
CAROLYN WAY | 925.890.4115

BRYAN HURLBUT



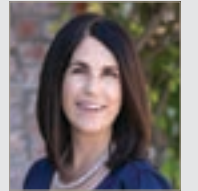
925.383.5500
DRE# 01347508

CHERYL HATA



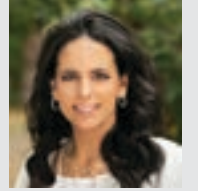
510.912.5882
DRE# 013859346

JILL BALAZS



925.804.0200
DRE# 02038791

JULIE DEL SANTO
BROKER/OWNER



925.818.5500
DRE# 01290985

KELLY WOOD



925.381.7172
DRE# 01931711

LISA TICHENOR



925.285.1093
DRE# 01478540

LORI LEGLER



925.286.1244
DRE# 00805732

MATT MCLEOD



925.464.6500
DRE# 01310057

PAMELA & DON
COLOMBANA



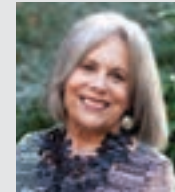
925.878.8047
DRE# 01979180/01979181

RUTH EDDY



925.788.5449
DRE# 01313819

SHELLEY RUHMAN



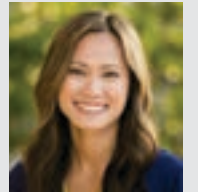
510.506.1351
DRE#01180260

SHERRY HUTCHENS



925.212.7617
DRE# 01320608

TINA FRECHMAN



925.915.0851
DRE# 01970768



The Real Estate Quarter in Review



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

The first quarter of 2022 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.

The average sales price has skyrocketed so far this year in Lafayette, Moraga and Orinda. The days on market remained short and the homes that had multiple offers were plentiful.

Per Contra Costa Association of Realtors statistics reported from Jan. 1 through March 31, 66 single-family homes closed in Lafayette – less than the 76 in the first quarter of 2021. Sales prices ranged from \$975,000 to \$12 million and the average number of days on market was 19. The average sales price was \$2,954,570! In the first quarter of last year, it was \$2,062,932. In 2018 it was \$1,469,744 in the first quarter. This change can be due to a larger sample size and more homes selling at the high end of the range. However, this points to a 100%

increase in value in four years!

The median sales price was \$2.45 million. A year ago it was nearly \$1.85 million ... far exceeding 2020's \$1.65 million.

In Moraga the number of single-family closings was 26, a drop below the 39 in the year ago first quarter. Prices so far this year have ranged from \$1.36 million to \$3.625 million. The average sale price was \$2,350,269 – the first quarter ever where the average was above \$2 million in Moraga. In 1Q2021 it was \$1,800,433. In 1Q2020 it was \$1,578,476 and \$1,436,733 in 2019. It was \$1,534,007 in 2018. In 2017 it was \$1,381,452, and in 1Q2016 it was \$1,278,575. The average marketing time was six days, versus 15 days a year ago.

In Orinda, the number of single-family closings was 32. In 2021 it was 54. Sales prices ranged from \$1.305 million to \$6.75 million with an average price of \$2,268,258. A year ago, it was \$2,021,192. It was \$1,783,674 in 2020. It took an average of 16 days on the market to sell a home in Orinda where a year ago it was 28 days on the market.

This would also be the first time that in a separate quarter the average sales price of a

home in Moraga exceeded that of one in Orinda.

In the first quarter of 2022, Lafayette homes sold at an average of \$989.08 per square foot – a huge increase from \$737.02 a square foot in 2021. Moraga came in at \$901.87 per square foot. This is way up from \$703.47 in 2021 and \$594.32 in 2020. Orinda was at \$858.59. One year ago it was \$703.56 – up from \$635.02 in 1Q2020.

In the condominium/town home category, Lafayette had two closings reported to the MLS. They were at \$1.25 million and \$1,988,795. Moraga again had 15 ranging from \$340,000 to \$1.825 million. This is also the first time a townhome in Miramonte Gardens closed above \$1 million. Orinda had three – two on Brookwood Road at \$460,000 and \$515,000 and one on The Glade that traded at the price of \$2.25 million.

As of April 12, there were 94 homes under contract per the MLS in the three combined communities (a year ago it was 132) with asking prices of \$565,000 to \$4.5 million.

Inventory is at 60, comparable to the 62 a year ago.

There are 22 Lafayette properties currently on the market versus 27 properties on the market in April, 2021. Asking prices in Lafayette currently range from \$624,753 for a Below Market Rate listing to \$11.95 million. In Moraga, buyers have their choice of 14 homes, down from 18 homes at this time in 2021. The price range is \$550,000 to \$2.995 million.

In Orinda there are 23 homes on the market. A year ago there were 17. The list prices range from \$450,000 for a condominium on Brookfield to \$7.2 million.

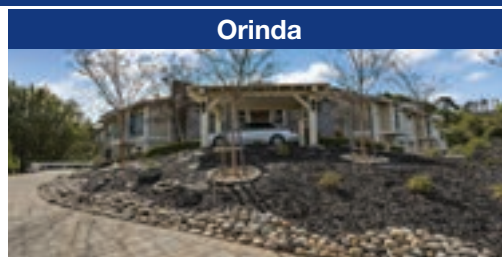
There are no distressed (bank-owned or a short sale) sales available in Lamorinda.

As is the case nearly every quarter, the most active price range is in the more “affordable” price ranges. At the high end, 21 homes sold above \$3 million in the three communities combined. The affordability factor is subject to a lot of interpretation. There are 25 currently available above this amount in Lamorinda.

... continued on Page D12

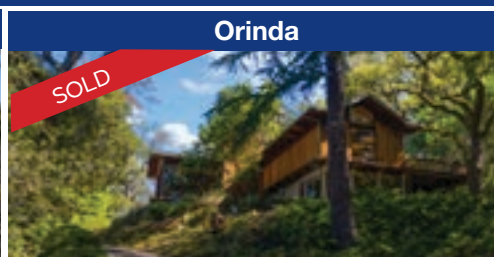
YOUR CB ORINDA REALTORS:

LAURA ABRAMS
 BEVERLY ARNOLD
 EMILY BAHN
 MARAM BATA
 VLATKA BATHGATE
 ALBERT BERNARDO
 NANCY BOOTH
 ROBERT BROWN
 ROBERTA CALDERON
 TONY CONTE
 KELLY CRAWFORD
 COLIN ELBASANI
 JOANNE FISHMAN
 LANA FITZPATRICK
 SUZANNE GEOFFRION
 JEFFREY GILLET
 SORAYA GOLESORKHI
 HANK HAGMAN
 ANDREA HARRIS
 MARGARET HARTWELL
 PETER HATTERSLEY
 YAN HEIM
 MICHELLE HOLCENBERG
 WENDY HOLCENBERG
 DICK HOLT
 SHELLIE KIRBY
 SHERYL KORTRIGHT
 MEREDITH LINAMEN
 MARY BETH MACLENNAN
 CHRISTINA MCCORMICK
 MARSHA MCCRAE
 MICHELE MCKAY
 PEYMAN MOSHREF
 TERRY MURPHY
 AUDREY NEALE
 BRUCE NEWMAN
 DIANE PETEK
 MARGARET PRICE
 SUSAN SCHLICHER
 CATHY SCHULTHEIS
 AUBREY SHAW
 JOEL SHEIMAN
 MELANIE SNOW
 TOM STACK
 TED STREETER
 BO SULLIVAN
 NORLA TORRES-TURNEY
 LINDA VAN DRENT
 TERRI BATES WALKER
 GREG WATKINS
 JERRY WENDT
 FRANK WOODWARD
 JUNE YOUNG
 ANA ZIMMANK


Orinda
25 Rustic Way \$5,750,000

Private Glorietta Estate features approx 8,514 sq ft on 8.14 acres, indoor racquetball, a tennis court, 6 bd / 5.5 ba, pool, and panoramic views!

 Laura Abrams
 www.25rusticway.com

 510-697-3225
 Lic#01272382

Orinda
SOLD
2 Bien Venida \$2,940,000

Magical mid-century masterpiece located off a private lane with redwood trees, adjacent to the lush green Orinda Country Club golf course.

 Laura Abrams
 www.2bienvenida.com

 510-697-3225
 Lic#01272382

Orinda
SALE PENDING
9 La Noria \$1,890,000

Orinda Country Club classic 40's delight updated with an open floor plan on a gentle downslope surrounded by Mature Oaks!

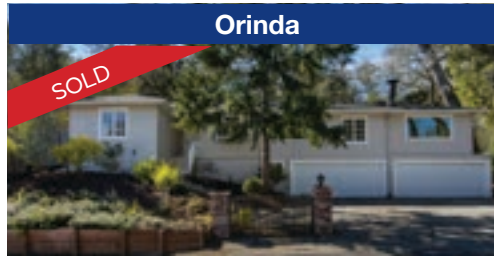
 Laura Abrams
 www.9lanoria.com

 510-697-3225
 Lic#01272382

Orinda
PENDING
344 Glorietta Blvd \$1,695,000

Beautifully updated 4 bedroom 2.5 bath in desirable Glorietta neighborhood.

 Shellie Kirby, Hank Hagman
 www.shelliekirby.com

 925.872.4257
 Lic#01251227

Orinda
SOLD
75 Stanton Avenue \$1,650,000

First time on the market in 46 years! Charming Orinda Rancher / Cottage style residence. Close to downtown but very quiet and peaceful.

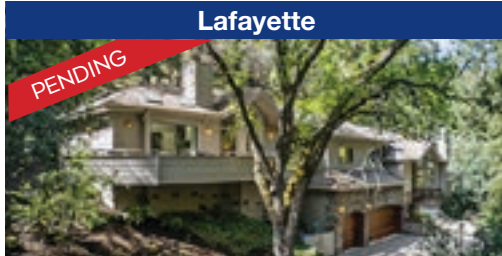
 Laura Abrams
 www.75stanton.com

 510-697-3225
 Lic#01272382

Orinda
PRIVATE!
228 The Knoll \$1,399,000

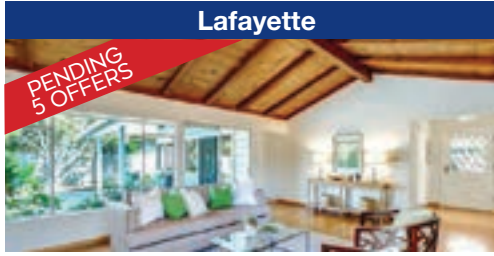
2 bd / 2.5 ba, approx 2141 sq. ft. Coveted Orinda Woods. Nestled amongst towering trees. Remodeled kitchen. Top Rated schools.

 Ana Zimmank
 www.anazimmank.com

 925-640-6008
 Lic #00469962

Lafayette
PENDING
11 Redwood Cir \$2,850,000

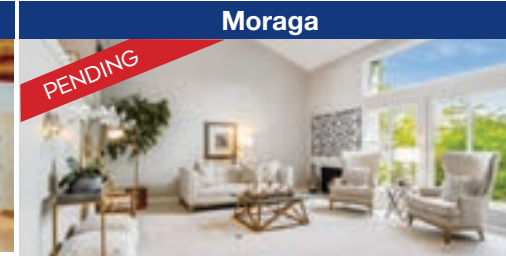
4BR/3BA , 3,705 sq. ft. on 3.33 acres, Magnificent Contemporary in the Heart of Happy Valley

 Soraya Golesorkhi
 www.Soraya4homes.com

 925-808-8390
 Lic #01771736

Lafayette
PENDING 5 OFFERS
3222 Gold Ct. \$1,749,000

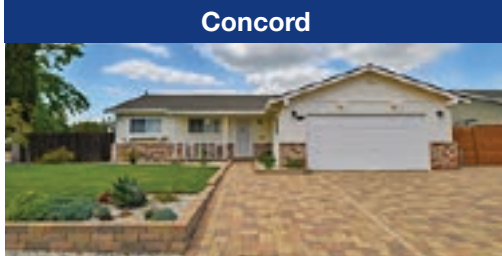
4BR/2BA home in coveted lower Burton Valley. Glimmering pool, fruit trees, family room, updated kitchen, Solar! Award-winning schools.

 Tom Stack
 TomStack.com

 925-878-9964
 Lic#01501769

Moraga
PENDING
102 Alta Mesa Ct \$1,495,000

Representing Buyers

 Suzanne Geoffrion
 www.myagentsuzanne.com

 925-699-4832
 Lic #01878803

Concord
1405 Parkland Dr \$895,000

3 bd / 2 ba, Updated Kitchen & Bathrooms. Excellent Backyard for Entertaining! Quiet lovely street.

 Ana Zimmank
 www.anazimmank.com

 925-640-6008
 Lic #00469962

Pleasant Hill
NEW LISTING
535 Shelly Drive \$985,000

Coveted Poet's Corner. Charming rancher 3/2, updates throughout! HUGE .28 acre lot, room for ADU, pool, sport court, orchard, you name it.

 Tom Stack
 TomStack.com

 925-878-9964
 Lic#01501769

Walnut Creek
SOLD
150 Twin Peaks Drive \$1,822,500

Views for days. Park Mead schools, updated throughout. Celebrate the sunrise AND the sunset. Represented buyers.

 Tom Stack
 TomStack.com

 925-878-9964
 Lic#01501769

Teacher trees



Photo Ellie Gkatzimas

By Toris Jaeger and Holly Grossman

At the Orinda Nature Area we aim to illuminate the sacred gifts of nature. Let's dive into the glorious lives of trees and explore how they are our wise elders. Herman Hesse said, "Trees are sanctuaries. Whoever knows how to speak to them, whoever knows how to listen to them, can learn the truth."

Trees are gentle giants that surround us, with gentle arms above us. They provide us with oxygen and absorb the greenhouse gasses around us. In our area we can see them budding in delight of the spring weather. Have you no-

ticed the trees where you live? Are they evergreen or deciduous? Trees that are evergreen are green in the fall and winter months. Trees that are deciduous lose their leaves in the late fall and winter, and are bare during winter.

Additionally, there is a magical life-force amongst trees that may surprise you. Did you know that trees are social beings? In the forest they care for each other and nourish unhealthy trees back to health. They communicate and share resources through chemicals given off by their leaves and branches, and also through a complex network of soil fungi known as mycelium connecting one plant to another. Through the mycelium an enormous amount of information and goods is transferred to benefit the health of the collective trees in a forest. In this way, the trees teach us the importance of our interconnectedness as a means to a thriving community.

Trees provide us with life sustaining food and medicine, and teach us that everything we need is provided by Mother Nature. Let's look at some of the native trees in our area and learn about their sacred qualities.

We have Black Oak, Valley Oak, and Live Oak. Oak is highly valued in the timber industry for its strength, resilience and its beauty. But, it's also important to keep these trees alive!

Different parts of the oak tree (acorns, leaves, bark, roots) have been used throughout time to treat ailments such as diarrhea, alleviating respiratory illnesses, and relieving hemorrhoids. Perhaps the most obvious use of the Oak tree is the acorns. The beautiful fruit and seed of the Oak beckons us to claim it for our own use and sustenance. Acorns can be used in place of nuts and cornmeal in many recipes. With acorns you can make pancakes, pasta, bread, dumplings, muffins, soups ... the list goes on. Check out the Ohlone Cafe in Berkeley to see and taste all the delicious ways they use acorns.

Bay Laurel is another tree in abundance in our area, and has many medicinal qualities: supports digestive tract functions, reduces flatulence, soothes urinary tract infections, dental infections, and sore throats, and offers antiseptic and bactericidal properties. Emotionally, it is known to alleviate anxiety, hypersensitivity, and lack of self-esteem. Good tip for the kitchen: flies are generally repelled by the odor of Laurel leaves!

Next, let's look at Elderberry, which has been known as the magic tree of life. It is extremely versatile as well as fast growing. It is a true gift to us all, packed with vitamins, flavonoids, anti-oxidants, rutin and tannins, and we often walk right by it without even noticing it is there.

Not only are elderberry flowers delicious additions to recipes, they also are useful for reducing fevers, upset stomachs, boosting the immune system, mitigating itchy skin and improving the complexion, and treating inflammation of appendix and kidney. Natives used the whole plant, including its bark and roots, for things like reducing pain and swelling from bee stings. The wood is also highly versatile. The natives made instruments, fire drills, weapons, toys, combs, and building materials out of elderberry wood. We find elderberry in natural healing remedies on our grocery store shelves, and the berries are used in jams and pies.

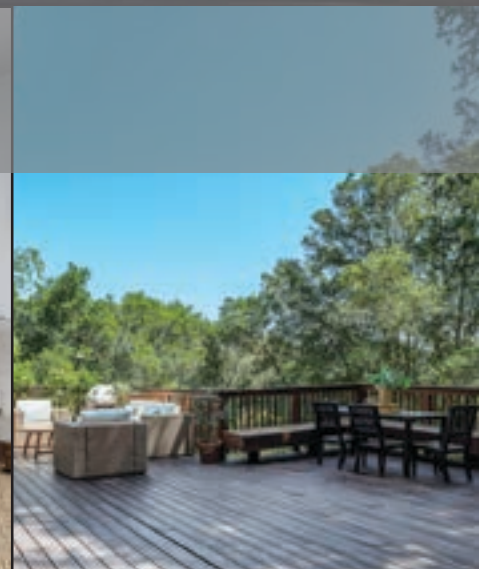
The most sacred tree is the Redwood. Our Native Peoples believed it to be so, and cutting down a redwood was an act of violence. If one embraces the Redwood, it will heal you and give you a giving nature. The Natives knew that no one of us is the center of the universe, and felt a deep kinship with the Redwood. I encourage you to dive deeper into the Redwood by reading a collection of essays in, "The Once and Future Forest: California's Iconic Redwoods." This book was put out by Save the Redwoods League on its 100th anniversary.

For more learning on the wisdom of trees, check out the work of Peter Wohlleben in his book, "The Hidden Life of Trees."

"For in the true nature of things, if we rightly consider, every green tree is far more glorious than if it were made of gold and silver." ~ Martin Luther



Marvelous ON MARSTON ROAD



25 Marston Road, Orinda

Beautifully updated on a quiet, Redwood-studded lot rests this marvelously private home with a wonderful floor plan and serene views. The recently renovated, eat-in kitchen/great room is truly the heart of the home. Incredibly spacious, with stainless steel appliances, new countertops & backsplash, tons of counter space and storage - it has it all!

| | | |
|-------------------------------|---------------------------|---------------------------------|
| 5 <i>Bed</i> | 2.5 <i>Bath</i> | .49 <i>Acre</i> |
| ±2,457 <i>Sq ft</i> | 1 <i>Deck</i> | 100% <i>Location!</i> |

Quiet and Redwood-lined lot

Listed for \$1,695,000 | Visit 25marstonroad.com

Amy Rose Smith
Village Associates
925.212.3897
amy@amyrosesmith.com
www.amyrosesmith.com
CalBRE: #01855959



FINDING THE *Right* FIT



AMYROSESMITH

villageassociates.com | [@villageassociates](https://www.instagram.com/villageassociates)

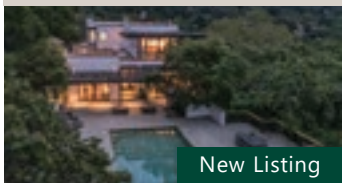


925.254.0505 | It's Village. Of Course.



LAMORINDA'S LEADING INDEPENDENT REAL ESTATE FIRM

ORINDA



New Listing

105 Alta Haciendas Road
Spectacular 5 bd/ 3 full ba + 2 half ba home on private 4.02 acre lot w/ an amazingly landscaped walking path!
\$4,995,000

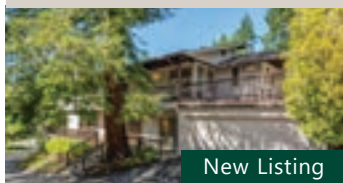
ORINDA



Pending

38 Parklane Drive
Winner of Mayor's Award for Excellence & CCT Excellence in Design is this 5 bd/ 2.5 ba modern ranch home!
\$2,395,000

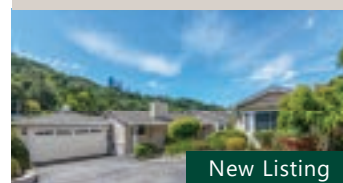
ORINDA



New Listing

17 Vista Del Mar
Mid-century custom-built 4 bd/ 4 ba home w/ filtered views is generous in its creative integrity & peaceful ambiance!
\$1,925,000

ORINDA



New Listing

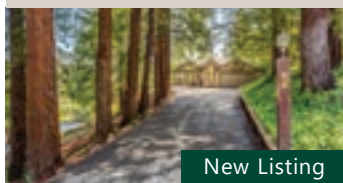
294 Orchard Road
Rare opportunity in Orinda's popular Glorietta neighborhood to own a 3375 SF, 4 bd /3 ba on a level .46 acre lot!
\$1,795,000

ORINDA



33 Via Callados
Attractive 4 bd/ 3 bath home w/ super oversized rooms, high ceilings & large windows tucked at end of cul-de-sac!
\$1,750,000

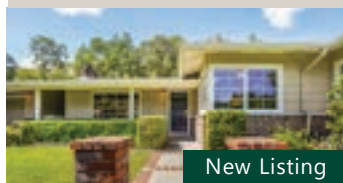
ORINDA



New Listing

25 Marston Road
Beautifully updated on a quiet, Redwood-studded lot rests private 5 bd/2.5 ba home w/a wonderful floor plan!
\$1,695,000

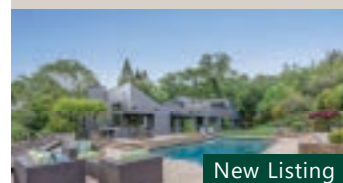
ORINDA



New Listing

85 Tarry Lane
Charming 3 bd/ 2 ba + office in coveted Sleepy Hollow neighborhood has flexible floor plan on .61 acre lot!
\$1,625,000

LAFAYETTE



New Listing

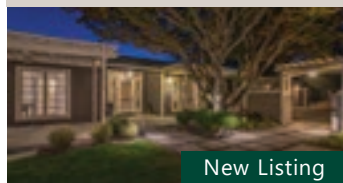
16 Toledo Court
Stunning 5+ bd/5.5 ba in fabulous Happy Valley neighborhood. Private & tranquil cul-de-sac, spectacular .92 acre setting!
\$3,995,000

LAFAYETTE



3406 Shangri La Road
Very charming, spacious Reliez Valley single level light and bright 4 bd/ 3.5 ba home on amazing .95 acre lot!
\$2,598,000

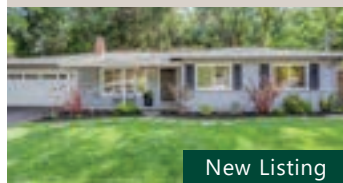
LAFAYETTE



New Listing

10 Dianne Court
Lovely traditional 4 bd/ 3 ba home abounds w/ charm, character, style & serenity. Close to the Trail w/ views of the hills!
\$2,275,000

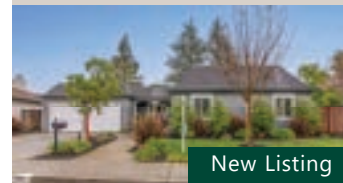
LAFAYETTE



New Listing

1025 Dolores Drive
Darling Downtown Lafayette Rancher. 3Bds/1Ba. 1181sqft. Gleaming Hardwoods. Cute yard & patio. Turnkey!
\$1,195,000

MORAGA



New Listing

783 Augusta Drive
Stunning Contemporary 3 bd/ 2 ba home combines sophisticated elegance with charming ease plus golf course views!
\$1,995,000

MORAGA



1884 Joseph Drive
Classic traditional 4 bd/ 3 ba fully renovated property of incredible craftsmanship quality & designer style!
\$1,975,000

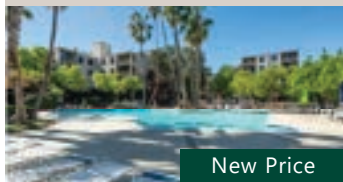
MORAGA



New Listing

2135 Ascot Dr. # 22
Beautifully maintained 2 bd/2.5 ba 1529 sq. ft. two-story condo w/ walking distance to Rheem Shopping Center!
\$839,000

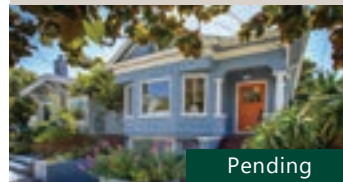
WALNUT CREEK



New Price

440 N Civic Dr. #313
Resort Living at The Keys! Fabulous South facing top floor 2 bd/ 1 ba condo with lots of natural light. Tons of amenities!
\$425,000

OAKLAND



Pending

1009 56th Street
Charming 2 bd/ 1 ba bungalow on a quiet, tree lined street between the Sante Fe & Gaskill neighborhoods!
\$775,000

The Village Associates:

Ashley Battersby

Patricia Battersby

Shannon Conner

Meara Dunsmore

Linda Ehrich

Joan Evans

Linda Friedman

Claudia Gohler

Christina Linezo

Gillian Hogan

Dexter Honens II

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

Ann Ward

Margaret Zucker

Village

ASSOCIATES

It's Village. Of Course.

DRE#01301392

facebook.com/VillageAssociates

twitter.com/villageassoc

instagram.com/VillageAssociates

93 Moraga Way, Suite 103 • Orinda, CA 94563 • Phone: (925) 254-0505

Visit www.villageassociates.com

Sunday Open Homes



Welcome, Christina!

Christina Linezo
415-425-3085
Christina@christinalinezo.com
DRE# 01964989



Christina Linezo
joins our team of
outstanding agents



Village. Of course.

#1 Real Estate Brokerage in Lamorinda | www.villageassociates.com | [@villageassociates](https://www.instagram.com/villageassociates) | 925.254.0505

DRE# 01301392



Spring FORWARD
SAVE ON STORAGE & RECIEVE
25% OFF
FOR 3 MONTHS DURING THE MONTH OF APRIL

STOP BY AND GET
AN "EGG" CELENT
GIFT

Hours of operation
Mon-Sat 9am - 6pm
Office and Yard.
Or call for an appointment.

455 Moraga Rd. Ste. 1
(925) 643-2026
www.5Aspace.com

TREE SCULPTURE

COMPLETE TREE CARE
Proudly serving the East Bay since 1965!
Fully Insured ❖ Certified Arborists ❖ License #655977
(925) 254-7233 ❖ www.treesculpture.com

DanaGreenTeam

Lafayette's #1 Real Estate Team Since 2008



**3840 Happy Valley Road,
Lafayette**

3866± Sq. Ft. | .78± Acre Lot
Offered at \$3,995,000

3840HappyValleyRoad.com



**642 Sky Hy Circle,
Lafayette**

3175± Sq. Ft. | .53± Acre Lot
Offered at \$2,395,000

642SkyHyCircle.com



**3229 Burton Court,
Lafayette**

1863± Sq. Ft. | .28± Acre Lot
Offered at \$1,925,000

3229BurtonCourt.com

COMPASS

DanaGreenTeam.com | 925.339.1918 | DRE 01482454



SPLENDID IN SLEEPY HOLLOW

85 Tarry Lane, Orinda

1710 sq. ft, 3 beds, 2 baths on a .61 acre lot in one of Orinda's favorite neighborhoods!



This super charming home in the coveted Sleepy Hollow neighborhood has a flexible floor plan with 3 bedrooms, 2 bathrooms, and an office on a large .61 acre lot.

Call for more details - www.85tarryln.com



925.980.3829

Shannon@ShannonConner.com
ShannonConner.com

DRE# 01885058

Villageassociates.com
925.254.0505



SHANNON
CONNER

villageassociates.com | [@villageassociates](https://www.instagram.com/villageassociates) | 925.254.0505 | **It's Village. Of Course.**

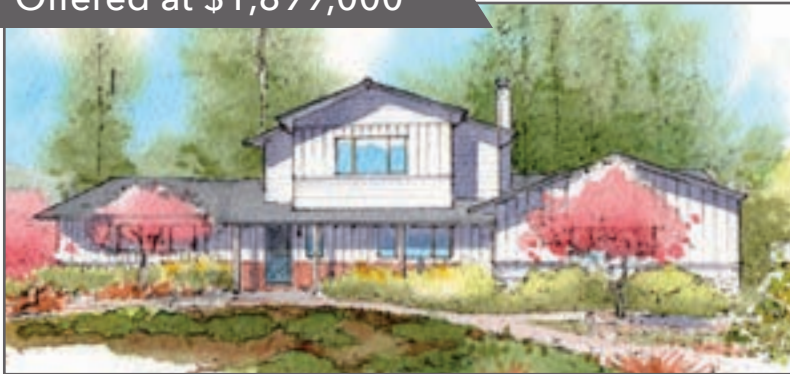
Village
ASSOCIATES



JUST
LISTED

5 ROBERTS
COURT, MORAGA

Offered at \$1,899,000



5 bed | 3 bath | 2,484 sq ft | .38 acre

Beautiful traditional home located on a cul-de-sac. Large, flat, redwood-studded lot with 2 primary suites, hardwood floors throughout and charm to spare.

JUST SOLD

3908 Paseo Grande,
Moraga

Listed for \$1,899,999
Sold for \$2,251,355

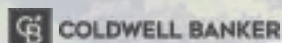
468 Kingsford Drive,
Moraga

Listed for \$1,799,000
Sold for \$2,015,000

www.holcenberg.com

Michelle Holcenberg
CB Top 100 East/North Bay Region

michelle@holcenberg.com
925-324-0405
BRE #01373412



The Real Estate Quarter in Review

... continued from Page D4

Interest rates have increased a lot in the last few weeks which have pushed some buyers either out of the market or to lower priced homes or out of Lamorinda. Relocation from the corporate side has continued to be slow as many companies continue to have 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.” We also continue to see a lot of buyers in Lamorinda being represented by agents based in San Francisco and the Peninsula. Prices there have been higher for many years so many have sold there and bought more house for less money in Lamorinda.

Lastly, it is important to look at what homes are selling for versus their list prices. On occasion, 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 66 single-family home sales that closed in Lafayette in the first quarter of 2022, 62 sold at or above the list price. In Moraga, all but one of the 26 sales were at or above the asking price and in Orinda, 26 of the 32 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 94 currently pending sales in the three Lamorinda communities combined, 75 went pending in 14 days or less. The actual average days on the market would be markedly lower but many agents are setting up marketing plans where they market the home 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 2021, the average sale price in Lafayette was 103% of the asking price. In 2022, it went to 111%. In Moraga it was 105.6% last winter and this last quarter it was 119% and in Orinda it changed from 104% to 109.4% of the final asking price.



SELLING HOMES BY PUTTING PEOPLE FIRST



RECORD-BREAKING SALE!

1003 Woodbury #108, Lafayette | \$1,225,000

Highest sold price per square foot
for a Lafayette condo at \$1104/sq ft.

Wondering what your home is worth? Let's connect.



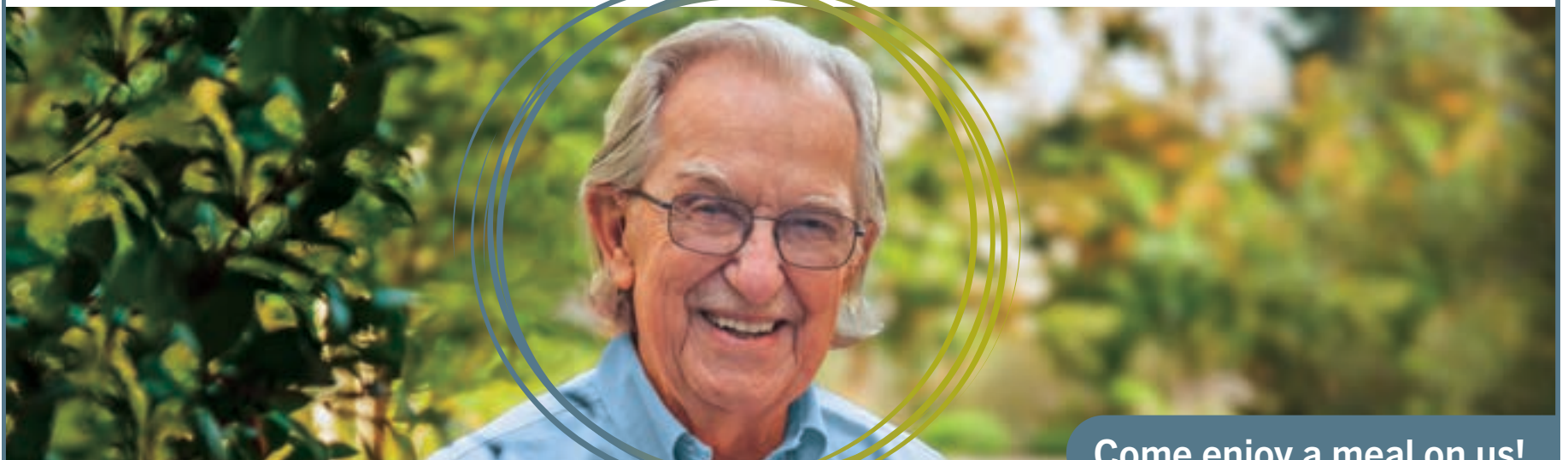
Terri Bates Walker
C. 510.282.4420 | Cal RE #01330081
TerriBatesWalker@gmail.com
TerriBatesWalker.com



Here, you're 100% in charge.
Please let it go to your head.

Take charge at Merrill Gardens Senior Living

When to dine? It's up to you. When to exercise? Up to you. Who to see? Your call.
There are a million choices to make every day and they're truly all yours.



Come enjoy a meal on us!



(925) 272-0074 • merrillgardenslafayette.com
1010 Second St, Lafayette, CA 94549



Lic #079200597



Goddess Gardener Cynthia Brian's Gardening Guide for May

COMPLY with Moraga-Orinda Fire District mandates by creating a defensible space around your home. Requirements include:

Trimming trees to maintain a six-foot vertical clearance from the roof line.
 Removing hazardous vegetation.
 Clearing debris from gutters and roofs.
 Maintaining a two-foot non-combustible space around structures.
 Removing fire laddering fuels by trimming trees to eight feet above the ground.
 Cutting grass to three inches or less in height.
 Removing dead or dying trees and shrubs.
 The compliance deadline is June 1.

SPRAY your barbecue grill with white vinegar then scrub with half an onion to clean the grates and get ready for outside dining.

BUFF your garden tools by plunging them in a five-gallon bucket of sand mixed with a cup of vegetable oil. The sand will keep them sharper and the oil wards off rust. Small hand tools can be stored in the sand bucket.

PLANT frost tender plants as the weather warms toward the end of the month. Ground covers, citrus, bougainvillea, and summer annuals are available for purchase.

SOW seeds of scarlet runner bean, sweet peas, or morning glories to climb on fences and wire.

CUT back the dying leaves of narcissi and daffodils if the fronds are dry and crunchy. If still green, wait another month.

SNIP a few tendrils of blooming jasmine. Add them to a vase for an enchanting fragrance that will permeate your house.

BAIT the snails and slugs, pick them off by hand, use copper barriers, or bowls of beer. These slimy crawlers will devour new seedlings.

BUY ladybugs from your nursery or garden center only if you see aphids or other pests on your plants. Remember ladybugs fly to infested gardens.

WEED, weed, weed. Because of the spring rains, weeds are ubiquitous, yet easy to pull. If they don't have seed heads, add pulled weeds to your compost pile.

FERTILIZE lawns, trees, shrubs, and ground cover plants.

TREAT roses organically to repel aphids and fungal diseases.

SPRAY evergreen pear trees and crape Myrtle trees to treat for and prevent fungal diseases including mildew and leaf spot.

BUY a red rose to show your love for your mother or anyone's mom on Mother's Day.

Happy Gardening and Happy Growing!



Weeds must be pulled from the gravel path.



Blossoms on the Asian pear.



Cynthia Brian is elated about the rain!

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 books, including, Chicken Soup for the Gardener's Soul, Growing with the Goddess Gardener, and Be the Star You Are!

www.cynthiabrian.com/online-store. Receive a FREE inspirational music DVD and special savings.

Hire Cynthia for writing projects, garden consults, and inspirational lectures.

Cynthia@GoddessGardener.com
www.GoddessGardener.com

McDonnell Nursery

shop now to receive McDonnell bucks



family owned since 1933

Flowers • Trees • Succulents • Pottery & Fountains
 Benches • Garden Decor • House Plants • Gifts • Jewelry
 Garden Consultation

www.mcdonnellnursery.com

196 Moraga Way • (925) 254-3713 • Open Wednesday - Sunday



17 Vista Del Mar, Orinda



4+ bd | 4 ba | 2894 sqft | .51 ac | \$1,925,000

Situated on a private parcel with filtered views in one of Orinda's most popular upper-end neighborhoods. Exceptionally designed home offering comfortable family living & ideal separation of space.



CLARK THOMPSON
REAL ESTATE BROKER
VILLAGE ASSOCIATES
CALBRE# 00903367

Office: 925-998-7898 | ct@clarkthompson.com
www.clarkthompson.com

