

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 17

Issue 10

Wednesday, July 5, 2023



The Real Estate Quarter in Review

... read on Page D4

Digging Deep with Goddess Gardener, Cynthia Brian Summer blooms brighter

Photos Cynthia Brian



A fan favorite, Asiatic lilies. Daylilies are also great for summer blooms.



A plethora of blooms including lamb's ear, roses, mint, and nigella.

By Cynthia Brian

"I should like to enjoy this summer flower by flower, as if it were to be the last one for me." ~ Andre Gide

Summer is the most beloved season of the year for most people for many reasons. It is a time for vacations, picnics, beach excursions, barbecues, and plenty of outdoor activities. For me, summer is all about the flowers and alfresco living. I finally finished my first round of weeding my landscape, cleaned my deck and patio furniture, re-potted plants, and am in the process of adding additional compost to my

blooming plants.

Compost is an essential ingredient to promote blooming, improve the health of the soil, and increase the vigor of any plant. As a nutrient-rich soil amendment, compost is aptly referred to as "black gold" with its balanced mix of macro and micronutrients including nitrogen, phosphorus, potassium, calcium, plus other slow-release nutrients. The organic matter in compost acts like a sponge that retains moisture around plant roots. This retention reduces the stress on plants during hot and dry periods. Teeming with beneficial microorganisms including fungi, bacteria, and earthworms, organic

matter is easily broken down to create a healthy soil ecosystem that suppresses disease, resists pests, and encourages root growth. When I'm planting new specimens, I mix the compost with new soil before planting, and for established plants, like my roses, I use it as a top dressing.

Thankfully, June was cooler than expected which allowed for summer plantings to take root. Because the sun's intensity usually brings soaring temperatures in summer, we must implement specific strategies to grow our gardens in July and August. For vegetables, heat-loving tomatoes, sweet potatoes, eggplant, peppers, and okra can still be planted. ... continued on Page D8



COMING SOON ~ POTENTIAL GALORE IN NORTH ORINDA

Sprawling over 1.63 acres, this estate setting in the highly desirable North side of Orinda offers a single level ranch style home with endless potential. Majestic oaks and towering trees create a park-like setting. Walls of windows beautifully frame the garden views and light filtering trees help create a peaceful woodland ambiance.

3BD | Den (potential 4th) | 3BA | 3,067SF | 1.63AC | Call for Details

Glenn Beaubelle & Kellie Beaubelle
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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	22	\$1,100,000	\$6,750,000
MORAGA	13	\$887,000	\$2,501,000
ORINDA	14	\$1,570,000	\$3,600,000

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

- 3579 Boyer Circle, \$2,350,000, 2 Bdrms, 3475 SqFt, 1936 YrBlt, 05-16-23,
Previous Sale: \$330,000, 10-01-91
- 848 Broadmoor Court, \$3,500,000, 4 Bdrms, 3424 SqFt, 2018 YrBlt, 05-24-23,
Previous Sale: \$1,950,000, 11-16-17
- 1708 Chapparal Lane, \$2,478,000, 3 Bdrms, 3573 SqFt, 1983 YrBlt, 05-24-23
- 3408 Echo Springs Road, \$4,500,000, 5 Bdrms, 4867 SqFt,
2001 YrBlt, 05-23-23, Previous Sale: \$2,700,000, 06-19-12
- 940 Hawthorne Drive, \$1,635,000, 3 Bdrms, 1475 SqFt, 1942 YrBlt, 05-25-23,
Previous Sale: \$1,200,000, 05-10-16
- 60 Knox Drive, \$1,550,000, 4 Bdrms, 2378 SqFt, 1975 YrBlt, 05-22-23,
Previous Sale: \$915,000, 05-31-11
- 5 Lark Creek Lane, \$6,750,000, 5 Bdrms, 4191 SqFt, 1940 YrBlt, 05-18-23,
Previous Sale: \$2,900,000, 06-11-14
- 3369 North Lucille Lane, \$1,127,500, 2 Bdrms, 1651 SqFt,
1954 YrBlt, 05-23-23, Previous Sale: \$1,550,000, 12-15-21
- 3641 Madrone Drive, \$1,100,000, 2 Bdrms, 1314 SqFt, 1936 YrBlt, 05-19-23,
Previous Sale: \$530,000, 04-05-13
- 3746 Meadow Lane, \$3,700,000, 5 Bdrms, 2702 SqFt, 1959 YrBlt, 05-15-23,
Previous Sale: \$2,600,000, 04-23-19
- 3736 Mosswood Drive #3744, \$1,900,000, 6 Bdrms, 3108 SqFt,
1972 YrBlt, 05-24-23, Previous Sale: \$174,500, 06-01-86
- 481 Peacock Boulevard, \$1,725,000, 3 Bdrms, 1676 SqFt,
1954 YrBlt, 05-26-23, Previous Sale: \$1,000,000, 11-09-16
- 3163 Plymouth Road, \$1,475,000, 3 Bdrms, 1540 SqFt, 1952 YrBlt, 05-15-23,
Previous Sale: \$1,010,000, 08-20-19
- 9 Rancho Diablo Road, \$2,500,000, 4 Bdrms, 3610 SqFt, 1962 YrBlt, 05-22-23
- 1347 San Reliez Court, \$3,250,000, 4 Bdrms, 2703 SqFt, 1956 YrBlt, 05-15-23,
Previous Sale: \$2,250,000, 04-26-17
- 3472 Silver Springs Road, \$2,530,000, 3 Bdrms, 2302 SqFt,
1957 YrBlt, 05-15-23, Previous Sale: \$1,693,000, 04-23-13
- 3425 St Marys Road, \$2,300,000, 4 Bdrms, 2593 SqFt, 1950 YrBlt, 05-16-23,
Previous Sale: \$524,000, 08-16-99
- 3176 Surmont Drive, \$2,470,000, 4 Bdrms, 2642 SqFt, 1964 YrBlt, 05-19-23,
Previous Sale: \$1,280,000, 11-28-17
- 3181 Teigland Road, \$1,900,000, 4 Bdrms, 3278 SqFt, 1948 YrBlt, 05-24-23

MORAGA

- 62 Amberwood Court, \$1,735,000, 5 Bdrms, 2312 SqFt, 1968 YrBlt, 05-18-23,
Previous Sale: \$1,355,000, 07-14-15
- 88 Ashbrook Place, \$1,995,000, 4 Bdrms, 2364 SqFt, 1966 YrBlt, 05-25-23,
Previous Sale: \$867,500, 02-26-03
- 731 Augusta Drive, \$1,700,000, 3 Bdrms, 1728 SqFt, 1974 YrBlt, 05-17-23
- 3 Buckingham Drive, \$1,400,000, 3 Bdrms, 1582 SqFt, 1960 YrBlt, 05-23-23
- 140 Calle La Montana, \$2,427,000, 4 Bdrms, 2585 SqFt, 1973 YrBlt, 05-22-23,
Previous Sale: \$775,000, 09-08-16
- 1473 Camino Peral, \$887,000, 2 Bdrms, 1265 SqFt, 1973 YrBlt, 05-16-23,
Previous Sale: \$730,000, 08-25-20
- 678 Carroll Drive, \$1,420,000, 3 Bdrms, 1352 SqFt, 1957 YrBlt, 05-18-23,
Previous Sale: \$950,000, 06-09-17
- 714 Crossbrook Drive, \$2,355,000, 5 Bdrms, 3013 SqFt, 1967 YrBlt, 05-22-23

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The Real Estate Quarter in Review



By Conrad Bassett, CRP, GMS-T

The second quarter of 2023 remained strong on the residential side of Lamorinda real estate. The total number of sales was down everywhere and the average price was steady in Lafayette but lower in Moraga and Orinda. The closings that occurred were those that mostly went under contract from mid-February to late May in a period of relatively higher interest rates than a year ago.

Per Contra Costa Association of Realtors statistics reported from April 1

through June 30, 71 single family homes closed in Lafayette. This was a decrease from the 115 single family homes closed in the same period one year ago. Sales prices ranged from \$947,000 to \$12.45 million and the average number of days on market was 17. In the year ago second quarter it was nine days. The average sales price was \$2,499,679, just above the \$2,479,025 one year ago. It was \$2,180,240 in 2Q2021 and \$1,794,912 in 2Q2020. In 2Q2019 it was \$1,779,112.

In Moraga, the number of single-family closings was 43 – the same amount as from April through June a year ago. In 2Q2021 it was 57. Prices ranged from \$1.365 million to \$4 million. The average sales price was \$2,121,393, a drop from a year ago when it was \$2,376,836. It was \$1,936,316 in 2Q2021 and 2Q2020 it was \$1,548,585. In 2019 it was \$1,542,888. The average marketing time was 12 days where a year ago it was seven.

In Orinda, the number of single-family closings was 61 – a drop from the 97 in the year ago span and substantially lower than 2Q2021 when there were 136. Sales prices ranged from \$835,000 to \$3.45 million with an average price of \$2,135,898 which was slightly below the 2Q2022 average of \$2,198,041. This was lower than the \$2,317,982 in the same quarter in 2021, but still well above 2Q2020 when it was \$1,808,271, and from \$1,623,995 in this quarter in 2019. It took an average of 20 days to have a house go pending – similar to the 14 days in the same period a year ago.

There were only two single family sales below \$1 million in the three communities combined.

In the quarter ending June 30, on an average price per square foot basis, Lafayette detached single-family homes sold at \$882.95 – a significant drop from \$1,029.97 a year ago. In Moraga homes sold for \$872.32 a square foot, which was below the \$935.79 last second quarter. Orinda was \$833.29 – down from \$915.40 a year ago.

... continued on Page D8

Turning Up the Rock Star Treatment

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REAL ESTATE




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Beautiful contemporary traditional on one of Orinda Downs' most coveted streets! This home offers a main floor with luxurious primary suite and two other generous bedrooms. The generous and recently reconfigured chef's kitchen is truly the hub of this home, surrounded by a cozy family room, lovely breakfast area and media room on one side and the formal living and dining on the other. Downstairs there is a large office or living room, another spacious bedroom and full bath as well as access to the backyard with abundant patio space and built in BBQ- perfect for multi-generational living or extended guest stays!

The beautiful, manicured streets of Orinda Downs offer convenient access to Orinda and Lafayette downtowns as well as BART stations in both cities, Award winning schools, easy commute location and near wonderful recreational activities.



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Fantastic centrally located condo featuring 2 large bedrooms, 2 full baths and in-unit laundry. Freshly painted,, this home offers generous living spaces and easy access to all that Walnut Creek has to offer - a stone's throw to Downtown, Iron Horse Trail, Pleasant Hill BART & Walden Park. A wonderful place to live or a quality investment property, as there are no long term rental restrictions. **Offered at \$619,000**

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Lamorinda home sales recorded

... continued from Page D2

MORAGA ... continued

192 Draeger Drive, \$2,501,000, 4 Bdrms, 2458 SqFt, 1978 YrBlt, 05-18-23,
Previous Sale: \$2,000,000, 05-10-22

101 Eileen Court, \$1,650,000, 4 Bdrms, 2306 SqFt, 1978 YrBlt, 05-26-23

ORINDA

7 Bel Air Drive, \$1,875,000, 5 Bdrms, 2515 SqFt, 1956 YrBlt, 05-24-23

43 Berkeley Avenue, \$1,595,000, 4 Bdrms, 2114 SqFt, 1954 YrBlt, 05-25-23

212 Camino Sobrante, \$3,500,000, 3 Bdrms, 3779 SqFt, 1950 YrBlt, 05-23-23,
Previous Sale: \$3,150,000, 05-24-21

183 Canon Drive, \$1,635,000, 5 Bdrms, 2292 SqFt, 1957 YrBlt, 05-26-23,
Previous Sale: \$1,550,000, 01-14-22

115 Coral Drive, \$1,800,000, 3 Bdrms, 1472 SqFt, 1958 YrBlt, 05-26-23,
Previous Sale: \$1,310,500, 03-02-18

3 Del Mar Court, \$2,475,000, 5 Bdrms, 3268 SqFt, 1961 YrBlt, 05-26-23

1 Dos Posos, \$3,600,000, 4 Bdrms, 3920 SqFt, 2002 YrBlt, 05-17-23,
Previous Sale: \$1,700,000, 12-27-11

6 Glorietta Court, \$2,730,000, 4 Bdrms, 2673 SqFt, 1941 YrBlt, 05-15-23,
Previous Sale: \$535,000, 11-29-99

1 Hacienda Circle, \$1,820,000, 3 Bdrms, 2264 SqFt, 1946 YrBlt, 05-26-23,
Previous Sale: \$1,520,000, 07-21-21

178 Hall Drive, \$2,500,000, 4 Bdrms, 3817 SqFt, 1976 YrBlt, 05-19-23

4 Mariposa Lane, \$1,570,000, 3 Bdrms, 1562 SqFt, 1948 YrBlt, 05-24-23,
Previous Sale: \$1,260,000, 06-08-21

10 Sanborn Road, \$1,570,000, 4 Bdrms, 2118 SqFt, 1948 YrBlt, 05-16-23,
Previous Sale: \$93,000, 06-01-78

The Real Estate Quarter in Review

... continued from Page D4

The drop in all of these averages can be attributed to a smaller number of sales in general and in the average sales prices.

In Lafayette, the average sales price was just over 100% of the final asking price. A year ago, the average was over 113% of final asking. In Moraga it was 104% versus 115.3% in the year ago period and in Orinda it was also about 104% versus a year ago when it was 111.8%. The reason for this can be attributed to agents using more transparent and realistic pricing than they had recently been doing.

In the condominium/town home category, Lafayette had nine closings versus the year ago quarter when there were 10. They sold between \$851,000 and \$2.045 million. Moraga had 14 when a year ago there were 36. Sale prices ranged from \$622,000 to \$1.6 million. Orinda had two that were \$515,000 to \$1.25 million.

As of July 1, there were 52 homes under contract in the MLS in the three communities combined. One year ago, there were 70! The current pending homes have asking prices of with asking prices of \$415,000 to \$4.75 million.

Inventory has decreased. There are 89 properties on the market and a year ago there were 109 available properties in the three communities combined.

There are 48 properties on the market in Lafayette – an increase from the 52 at this same time a year ago. Asking prices in Lafayette currently range from \$581,784 to \$8.995 million. In Moraga, buyers have their choice of 12 homes or condominiums listed between \$385,000 and \$3.65 million. A year ago, there were 22.

In Orinda there are 25 – again a decrease from 35 on the market at the same time a year ago. The list prices range from \$899,000 to \$5.6 million.

There is only one bank-owned or short sale currently in the MLS available in the three communities.

It is interesting to note that of the 89 dwellings on the market, 13 have lowered their asking prices in the last seven days.

Interest rates have continued to rise and this has affected the market. We are still seeing many buyers come to the area from across the Bay and Oakland because they feel they will likely not be commuting every day and feel that to live further distances from San Francisco or Silicon Valley is manageable.

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, but in the second quarter of this year most homes have had multiple offers and have sold at or above the list price.

Of the 115 single family sales that closed in Lafayette in the second quarter of 2023, 42 of the 71 closings sold at or above the asking prices.

In Moraga, only 11 of the 43 sales was below the asking price and in Orinda, only 21 of the 61 sold below the final listing price.

We are still seeing many buyers having to make offers without the traditional contingencies of obtaining financing or having a home appraise or even having the home inspected. Many sellers continue to obtain pre-sale inspections in order to understand the condition of their homes and to also prevent a buyer from trying to renegotiate a lower price or repairs.

The combination of higher interest rates and higher supply will affect the numbers in the third quarter in Lamorinda. There are a lot of potential sellers who have refinanced in the past few years who are reluctant to give up their mortgage rates of under three percent and to go out and buy a home and pay what is now around seven percent.

BRYDON & IVES

REAL ESTATE TEAM



STYLISH LAFAYETTE SENSATION WITH SWEEPING VIEWS

216 SECLUSION VALLEY WAY
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Superb newer construction residence with majestic panoramic views on stunning .48-acre lot. No detail was spared: high-end finishes throughout, gourmet kitchen and great room that open to a magnificent California room, luxurious primary suite with breathtaking views, and lovely yard with multiple entertaining/dining areas.

Beyond the privacy afforded from the exceptional location, the pulse of Lafayette is in close proximity. Wonderful restaurants and shopping, trails for jogging and dog walking, hiking in Briones, and top-rated Lafayette schools are all located nearby.



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COMPASS



Digging Deep with Goddess Gardener, Cynthia Brian

Nature talks



Mexican primrose and calendula bloom in July.



The lime green leaves of newly sprouted poison oak are sprouting in gardens.



A bee just left the big magnolia blossom's nectar.

Photos Cynthia Brian

... continued from Page D1

Flowers that will thrive in the heat include zinnias, sunflowers, cosmos, marigolds, Mexican primrose, calendula, daylilies, birds of paradise and lamb's ear. Echinacea, lavender, Black-eyed Susan, and California poppies will be stellar bloomers throughout the summer months. Continue to deadhead your roses for repeat flowering. My roses are the bedrock of my July blooms. I cut bouquets for the house for their colorful beauty and enticing perfume.

To keep your summer blooming brighter, follow these instructions:

1. Deep water to encourage deeper root growth.
2. Water early in the morning or later in the evening to minimize evaporation.
3. Focus watering on the roots, not on the foliage to prevent disease.
4. Apply a layer of mulch now before the summer heat begins. Mulching will assist in retaining moisture, suppressing weeding growth, and insulating the soil from the extremes in tem-

peratures we are experiencing between daylight and nighttime hours. Wood chips and straw are excellent choices.

5. Use shade cloth, umbrellas, or plant sun-sensitive plants under taller plants to provide shade. Intense sunlight stresses many plants.
6. Choose heat-tolerant plants such as natives and succulents that will thrive in drought conditions. My succulents are blooming with very interesting colors, shapes and textures.
7. Apply slow-release or organic fertilizers as necessary. Do not over-fertilize or you'll encourage weak growth and increase the need for moisture.
8. Deadhead perennials as needed, remove wilted flowers, and trim leggy growth to encourage new and continued blooms. By doing this you will also maintain the health of your garden and keep your landscape tidier.
9. Remove weeds as they emerge. Weeds zap the water and nutrients from the plants we want to showcase. Poison oak is popping up in unexpected places. Wear gloves when pulling it out and never burn it as the oils are toxic and

can cause severe allergic reactions.

10. Birds, bats, butterflies, lizards, frogs, spiders, and snakes are welcome in the garden as they pollinate, eat detrimental insects, and in the case of gopher and King snakes, devour rodents including gophers, moles, rats and mice.

Make a field trip to your favorite nursery to see what is in bloom. Ask for advice from the experts. Buy a flowering specimen or two or three. These floral investments will spice up your porch or patio. Enjoy summer, flower by flower.

I'm excited to announce another blossoming sensation. My second book, "Family Forever" in my children's book series, Stella Bella's Barnyard Adventures, is in publication. Pre-sales are available now at a discounted price at <https://www.CynthiaBrian.com/online-store>. Order your autographed copies today for summer reading!

Happy Gardening. Happy Growing. Happy July!

DON'T FORGET: Shoe Drive for Be the Star You Are!® extended to July 30th as our goal is 2,500 pairs. Shoes may be dropped off at <https://5aspace.com/>, 455 Moraga Rd. #F, Moraga or www.TeamHoogs.com, 629 Moraga Road (next to 7/11), Moraga. For more information, visit <https://www.bethestaryouare.org/shoedrive>



Cynthia Brian's newest children's picture book, *Family Forever*.



Wear sunglasses and sunscreen while gardening advises Goddess Gardener, Cynthia Brian.

Raised in the vineyards of Napa County, Cynthia Brian 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. Her newest children's picture book, *Family Forever*, from the series, *Stella Bella's Barnyard Adventures* is available for PRE-ORDERS now at <https://www.CynthiaBrian.com/online-store>. Hire Cynthia for writing projects, garden consults, and inspirational lectures. Cynthia@GoddessGardener.com <http://www.GoddessGardener.com>

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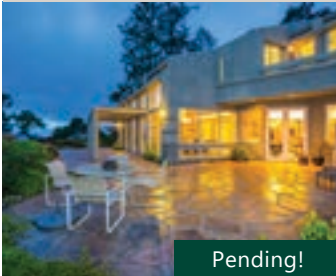
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ORINDA



37 & 20 La Madronal

A private sanctuary in the Orinda Hills which features two detached residences & 11 separate parcels totaling approximately 4 acres!

\$2,995,000

ORINDA



367 Dalewood Drive

Fabulous single level home w/ large chef's kitchen & formal living room w/ doors out to incredible backyard!

\$2,995,000

ORINDA



5 Hidden Lane

Updated Modern on Sleepy Hollow cul-de-sac. 2616 sf, 3 bd/ 2.5 ba, plus separate 1,012 sf lower level, pool!

\$2,450,000

ORINDA

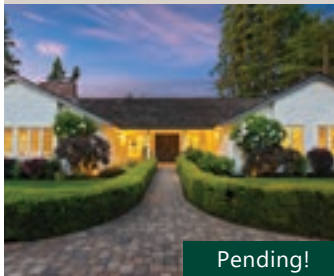


710 Miner Road

Peaceful 1.15 acre knoll setting w/ sunset views! 5 bd/ 3 ba, 3088 sqft home w/ spacious open floor plan & exceptional separation of space!

\$2,295,000

LAFAYETTE



Pending!

3732 Happy Valley Road

Treasured Happy Valley Estate, premier loc, 5 bd/ 4.5 ba, coveted, flat lot. Stunning pool, cabana & views!

\$4,750,000

LAFAYETTE



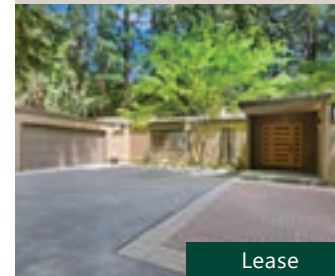
New Listing!

1324 Martino Road

Charming Lafayette Vintage home on beautiful .50 acre flat lot w/ 3+ bd/3 ba + separate "carriage house" now a 490 sf office - maybe future ADU!

\$1,658,000

LAFAYETTE



Lease

9 Redwood Circle

Situated down a private lane, surrounded by majestic redwood trees is this spectacular 5 bd/ 3 ba home!

\$12,000/mo.

MORAGA

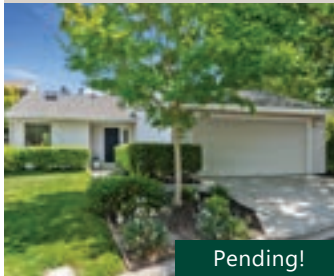


35 San Pablo Court

Beautiful 5 bd/ 3 ba traditional home w/ great views, large grassy backyard & sparkling pool!

\$2,249,000

MORAGA



Pending!

863 Augusta Drive

Super convenient, one-level living in Moraga Country Club. This 2bd/2ba + bonus office, 1552 sf home sits on a private corner lot!

\$1,295,000

MORAGA



1183 Cedarwood Drive

Spacious 4 bd/ 3 ba home situated on large flat lot w/ gorgeous backyard, sparkling pool & multiple outdoor spaces!

\$1,625,000

PLEASANT HILL



1411 Stonehedge Drive

Stunning 3 bd/ 3 ba tri-level w/ fabulous curb appeal is located in the desirable Valley High neighborhood!

\$1,689,000

The Village Associates:

Ashley Battersby

Shannon Conner

Meara Dunsmore

Linda Ehrich

Emily Estrada

Joan Evans

Linda Friedman

Liz Gallagher

Claudia Gohler

Ari Hatton

Gillian Judge Hogan

Dexter Honens II

Christina Linezo

April Matthews

Hillary Murphy

Karen Murphy

John Nash

Altie Schmitt

Judy Schoenrock

Ann Sharf

Amy Rose Smith

Molly Smith

Jeff Snell

Lynda Snell

Alexis Thompson

Clark Thompson

Angie Evans Traxinger

Ignacio Vega

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