

## Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	10	\$459,000	\$1,485,000
MORAGA	7	\$130,000	\$2,650,000
ORINDA	7	\$557,000	\$3,450,000

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

- 437 Donegal Way, \$470,000, 3 Bdrms, 1836 SqFt, 1967 YrBlt, 10-26-11;  
Previous Sale: \$530,000, 09-11-09
- 3103 Gloria Terrace, \$690,000, 4 Bdrms, 3164 SqFt, 1965 YrBlt, 10-20-11;  
Previous Sale: \$810,000, 05-27-03
- 3208 Lucas Circle, \$619,500, 3 Bdrms, 1612 SqFt, 1963 YrBlt, 10-20-11;  
Previous Sale: \$52,500, 01-09-78
- 3445 Moraga Boulevard, \$459,000, 2 Bdrms, 768 SqFt, 1961 YrBlt, 10-21-11;  
Previous Sale: \$218,500, 12-05-90
- 3224 Palomares Avenue, \$620,000, 3 Bdrms, 1109 SqFt, 1953 YrBlt, 10-14-11;  
Previous Sale: \$525,000, 10-10-02
- 50 Ridgecrest Court, \$1,485,000, 4 Bdrms, 4455 SqFt, 1988 YrBlt, 10-26-11;  
Previous Sale: \$1,270,000, 02-05-01
- 41 Shadow Hill Road, \$675,000, 3 Bdrms, 2065 SqFt, 1967 YrBlt, 10-25-11
- 3357 South Lucille Lane, \$690,000, 3 Bdrms, 1671 SqFt, 1955 YrBlt, 10-21-11
- 3479 Stage Coach Drive, \$1,080,000, 4 Bdrms, 2949 SqFt, 1989 YrBlt, 10-14-11;  
Previous Sale: \$670,000, 05-28-93
- 1116 Upper Happy Valley Road, \$1,040,000, 4 Bdrms, 2091 SqFt, 1950 YrBlt, 10-18-11;  
Previous Sale: \$699,000, 07-28-00

### MORAGA

- 203 Alderbrook Place, \$800,000, 4 Bdrms, 2478 SqFt, 1968 YrBlt, 10-14-11;  
Previous Sale: \$1,171,500, 10-10-07
- 1971 Ascot Drive #C, \$180,000, 2 Bdrms, 938 SqFt, 1971 YrBlt, 10-21-11;  
Previous Sale: \$390,000, 05-10-05
- 1434 Camino Peral, \$335,000, 3 Bdrms, 1348 SqFt, 1971 YrBlt, 10-19-11;  
Previous Sale: \$555,000, 10-31-07
- 2133 Donald Drive #18, \$130,000, 1 Bdrms, 560 SqFt, 1963 YrBlt, 10-26-11;  
Previous Sale: \$265,000, 08-25-04
- 80 Lynwood Place, \$2,650,000, 5 Bdrms, 5293 SqFt, 1978 YrBlt, 10-21-11;  
Previous Sale: \$3,000,000, 09-01-06
- 158 Selborne Way, \$1,075,000, 5 Bdrms, 2433 SqFt, 1964 YrBlt, 10-26-11;  
Previous Sale: \$1,299,000, 03-28-06
- 272 Tharp Drive, \$687,500, 3 Bdrms, 1580 SqFt, 1966 YrBlt, 10-14-11;  
Previous Sale: \$687,500, 10-14-11

### ORINDA

- 52 Camino Encinas, \$590,000, 5 Bdrms, 2116 SqFt, 1957 YrBlt, 10-20-11;  
Previous Sale: \$616,000, 03-04-03
- 175 Canon Drive, \$945,000, 3 Bdrms, 2257 SqFt, 1973 YrBlt, 10-20-11;  
Previous Sale: \$1,200,000, 08-22-06
- 5 Canyon View Drive, \$3,450,000, 4 Bdrms, 4672 SqFt, 2003 YrBlt, 10-21-11
- 139 Fiesta Circle, \$557,000, 4 Bdrms, 1369 SqFt, 1957 YrBlt, 10-25-11
- 70 Monte Vista Road, \$1,260,000, 1 Bdrms, 2057 SqFt, 1947 YrBlt, 10-21-11
- 170 Ravenhill Road, \$801,000, 3 Bdrms, 2245 SqFt, 1981 YrBlt, 10-20-11
- Skyline Boulevard, \$1,176,500, 10-14-11

## Lamorinda Foreclosures recorded

### LAFAYETTE

- Jennie Court, 94549, Wells Fargo Bank, 10-13-11, \$662,818, 2392 sf, 5 bd
- Sunset Loop, 94549, Sami Trust, 10-21-11, \$479,250, 1023 sf, 3 bd



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## Top 4 Opportunities in 2011

- 1) Buy foreclosures in select neighborhoods and cities in Contra Costa County, for strong rental income returns, with future appreciation.
- 2) Buy a home in Lafayette, Moraga, or Orinda, in a rare buyer's market.
- 3) Sell in the under \$1,000,000 range in Lamorinda, where sales are now improving, and move up to your dream house in a higher price range where the best negotiating opportunities exist.
- 4) Downsize, and sell in Lamorinda, where the market has not dropped as much, then buy a great one-story home at a bargain price in a nice neighborhood where homes have dropped more. Keep a low property tax by transferring it to the new house within Contra Costa County.

DRE# 1835783



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## New Tree Planting

Think of the tree you just purchased as a lifetime investment. How well your tree, and investment, grows depends on the type of tree and location you select for planting, the care you provide when the tree is planted, and follow-up care the tree receives after planting.

The ideal time to plant trees and shrubs is during the dormant season-in the fall after their leaves drop or early spring before bud breaks. Weather conditions are cool and allow plants to establish roots in the new location. The proper handling during planting is essential to ensure a healthy future for new trees and shrubs.

So don't wait until it's too late, call your local Arborist at Advance Tree Service and Landscaping to help you find your perfect tree.

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