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Lamorinda Home Sales continued

City	Last reported:	Lowest Amount	Highest Amount
LAFAYETTE	7	\$580,000	\$1,377,500
MORAGA	8	\$480,000	\$1,675,000
ORINDA	9	\$765,000	\$1,800,000

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

954 Acalanes Road, \$580,000, 3 Bdrms, 1878 SqFt, 1969 YrBlt, 5-21-09
3695 Boyer Circle, \$810,000, 3 Bdrms, 1959 SqFt, 1957 YrBlt, 5-19-09
3182 Lucas Drive, \$1,000,000, 5 Bdrms, 2346 SqFt, 1957 YrBlt, 5-22-09
497 McBride Drive, \$1,145,000, 4 Bdrms, 1950 SqFt, 1963 YrBlt, 5-20-09
598 Michael Lane, \$725,000, 3 Bdrms, 1358 SqFt, 1956 YrBlt, 5-28-09
066 North Thompson Road, \$1,180,000, 3 Bdrms, 2790 SqFt, 2005 YrBlt, 5-28-09
3531 Old Mountain View Drive, \$1,377,500, 4 Bdrms, 3581 SqFt, 2001 YrBlt, 5-19-09

MORAGA

1997 Ascot Drive #4, \$503,000, 3 Bdrms, 1728 SqFt, 1975 YrBlt, 5-21-09
228 Calle La Montana, \$930,000, 3 Bdrms, 1809 SqFt, 1973 YrBlt, 5-21-09
1951 Joseph Drive, \$1,500,000, 4 Bdrms, 1965 SqFt, 1979 YrBlt, 5-20-09
157 Miramonte Drive, \$480,000, 3 Bdrms, 1742 SqFt, 1966 YrBlt, 5-21-09
705 Moraga Road, \$965,000, 4 Bdrms, 3475 SqFt, 2006 YrBlt, 5-28-09
86 Sanders Ranch Road, \$1,675,000, 4 Bdrms, 3401 SqFt, 1987 YrBlt, 5-19-09
16 Williams Drive, \$990,000, 3 Bdrms, 2283 SqFt, 1985 YrBlt, 5-27-09
19 Williams Drive, \$1,100,000, 4 Bdrms, 2557 SqFt, 1985 YrBlt, 5-19-09

ORINDA

155 Amber Valley Drive, \$985,000, 3 Bdrms, 2506 SqFt, 1973 YrBlt, 5-20-09
1 Buena Vista, \$765,000, 3 Bdrms, 1504 SqFt, 1936 YrBlt, 5-28-09
154 Camino Sobrante, \$785,000, 4 Bdrms, 2130 SqFt, 1938 YrBlt, 5-18-09
6 Donald Drive, \$1,068,000, 4 Bdrms, 2253 SqFt, 1961 YrBlt, 5-26-09
14 Fern Way, \$879,000, 4 Bdrms, 1876 SqFt, 1965 YrBlt, 5-22-09
193 Holly Lane, \$850,000, 4 Bdrms, 1508 SqFt, 1963 YrBlt, 5-18-09
15 La Plaza Drive, \$1,342,000, 4 Bdrms, 3394 SqFt, 1934 YrBlt, 5-28-09
116 Scenic Drive, \$1,055,000, 3 Bdrms, 2146 SqFt, 1964 YrBlt, 5-19-09
70 Sleepy Hollow Lane, \$1,800,000, 4 Bdrms, 2975 SqFt, 1952 YrBlt, 5-28-09

Lamorinda Foreclosures continued

MORAGA
Ascot Court, Wells Fargo Financial, 05-12-09, \$212,000, 1106 sf, 2 bd

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RESIDING AND SERVING LAMORINDA

The State of Lamorinda Real Estate

By Conrad Bassett CRP, GMS

What is happening to real estate inventory in Lamorinda? As of June 9, 2009, per the Contra Costa MLS, there were 119 single-family homes on the market in Lafayette, 38 in Moraga, and 84 in Orinda. The asking prices ranged from \$374,900 for a one bedroom, one bath home in Lafayette to \$7,500,000 for a 2.6 acre estate in Orinda. Ten of these homes are bank-owned foreclosures.

As of the same date there were 83 pending sales in the combined communities with asking prices of \$449,900 to \$2,995,000. Of these 83 pending sales, 46 had list prices of under \$1,000,000 and only two above \$1,800,000. Six are bank-owned foreclosures.

Since January 1, 2009, 121 homes have closed ranging from \$425,000 to \$3,050,000. Seventeen of the sales were REOs (bank owned properties.) So, what does that mean? On average, just over 20 houses have closed each month. With 119 on the market, there is a six-month supply of homes on the market. If no new homes came on the market, it would take six months to sell all of the inventory. In Alamo there have been 37 close year-to-date and 128 are currently on the market. At that absorption rate, it would take over 18 months to sell all of the homes. In Danville there have been around 20 homes selling per month so it would take around ten months to eliminate the current supply of 200

available homes. Lamorinda looks very good as demand is still strong and supply is still not as bad as that in a lot of competing communities.

Conrad Bassett, CRP, GMS
Conrad is the owner of Outsourcerelocation Partners in Moraga who specializes in corporate relocation. He can be reached at 377-7356, or cbassett@outsourcerelocation.com

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*Based on information from Bay Area Real Estate Information Services, Contra Costa Assoc. of Realtors, Bay East Assoc. of Realtors, East Bay Regional Data, RE Infolink, San Francisco Assoc. of Realtors for the period 1/1/08 through 12/31/08. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market. ©2009 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 And Operated by NRT LLC. DRE License # 00313415