

As spring comes to a close and summer begins, Lamorinda remains an extremely hot market. While the median sale price is comparable with last year, the median days on market also remains consistent at a highly competitive 11 days. At the same time, the median price per square foot ticked up 1.5% to \$661. Six out of ten homes sold over list price with purchasers paying an average of 3.4% over asking.

Looking at month over month data, the median sale price peak for the quarter occurred in April with a high of \$1,660,000 and then started trending down to \$1,460,000 in June. This slowing down is typical for the summer holidays through August before picking back up again in September for a busy autumn selling season.

Looking across cities, Moraga saw the largest progression in year over year metrics. Moraga's median sale price increased nearly 3% while the median days on market dropped down to an incredibly swift 9 days. Moraga's median price per square foot also increased significantly to \$626. While Lafayette's median sale price ticked down roughly 1%, the price per square foot actually increased over 7% to \$730. Orinda experienced a 3.5% drop in median sale price while the price per square foot actually decreased 5% down to \$634.

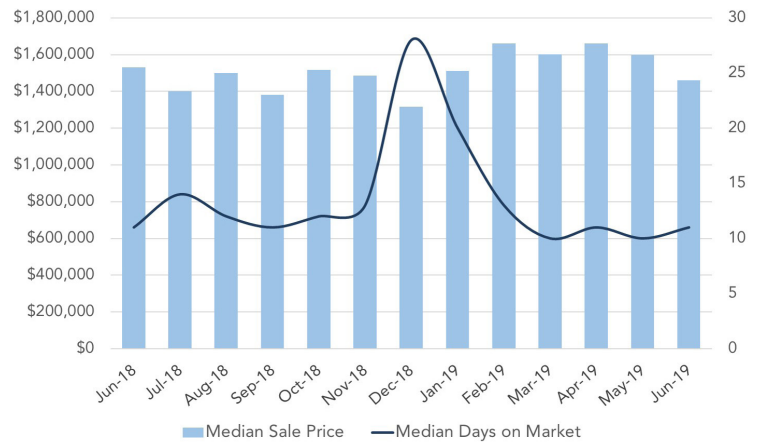
With benchmark mortgage rates at an amazingly low 3.75% for a 30-year fixed (per FreddieMac.com), now is a great time for potential purchasers to get their own home in Lamorinda. There are currently 200 homes listed for sale ranging in price from \$785,000 to \$6,195,000.

DETACHED RESIDENCES

YEAR-OVER-YEAR MARKET COMPARISON

	Q2 2019	Q2 2018	%Δ
MEDIAN			
SALE PRICE	\$1,549,500	\$1,552,500	-0.2%
DAYS ON MARKET	11	11	0.0%
\$ / SQ. FT.	\$661	\$651	+1.5%
TOTAL			
HOMES SOLD	240	244	-1.6%
HOMES FOR SALE	200	159	+25.8%
% OF PROPERTIES SOLD OVER LIST PRICE	60.8%	63.9%	-3.1%
% OF LIST PRICE RECEIVED (AVERAGE)	103.4%	104.1%	-0.7%

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH: SALE PRICE **-8.8%** DAYS ON MARKET **+1 Day**

YEAR-OVER-YEAR REGION COMPARISON

	Q2 2019	Q2 2018	%Δ	2018
Lafayette				
Median Sale Price	\$1,635,000	\$1,650,000	-0.9%	\$1,487,500
Median Days on market	11	11	0.0%	11
Median Price Per Square Foot	\$730	\$681	+7.2%	\$672
Homes Sold	110	98	+12.2%	301
Homes for Sale	66	73	-9.6%	-
Moraga				
Median Sale Price	\$1,513,625	\$1,472,500	+2.8%	\$1,415,000
Median Days on market	9	10	-10%	10
Median Price Per Square Foot	\$626	\$574	+9.1%	\$600
Homes Sold	52	48	+8.3%	132
Homes for Sale	37	18	+105.6%	-
Orinda				
Median Sale Price	\$1,515,000	\$1,570,000	-3.5%	\$1,539,000
Median Days on market	12	11	+9.1%	13
Median Price Per Square Foot	\$634	\$668	-5.1%	\$638
Homes Sold	78	98	-20.4%	277
Homes for Sale	97	68	+42.6%	-

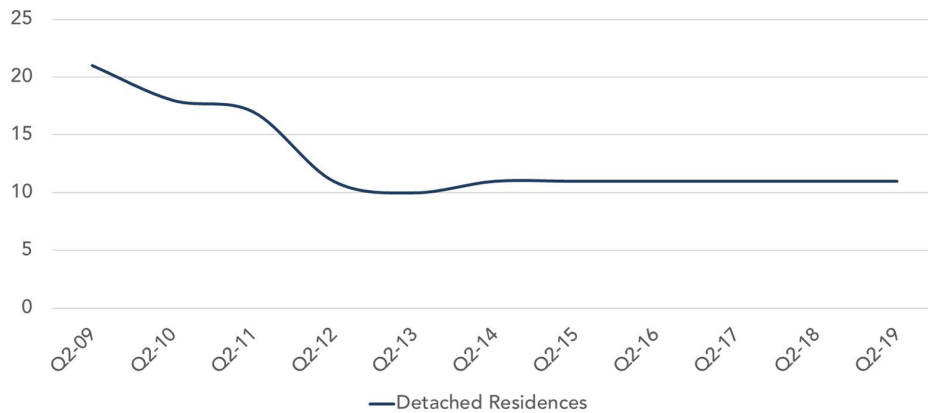
YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE



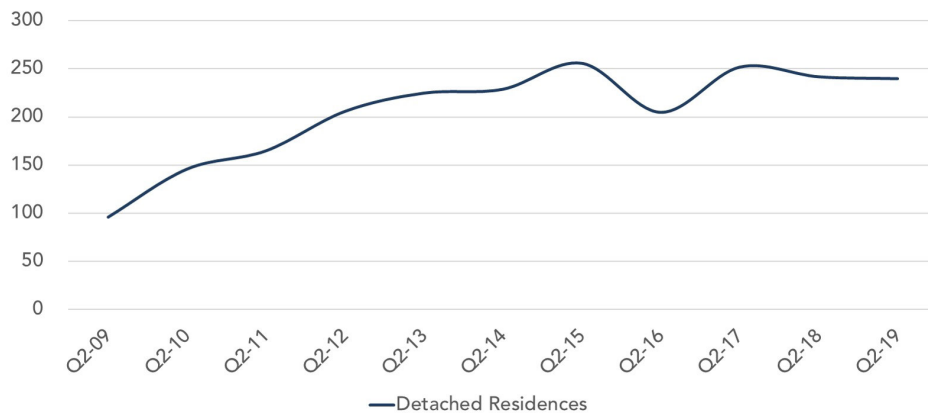
Single Family Residences
\$1,549,500
 -0.2% year-over-year

MEDIAN MARKET TIME



Single Family Residences
11 days
 0 days year-over-year

NUMBER OF SALES



Single Family Residences
240
 -1.6% year-over-year