

We are seeing significant growth in sale prices as we enter the busy season. The median sale price for Lamorinda hit \$1,580,000, representing a near 16% increase from Q1 of last year. This advancement is mainly due to a dramatic increase in median sale price in Lafayette. The overall median market time has also gone back down to a competitive 11 days for March after the winter slowdown. Half of all homes sold over their list price, with purchasers paying an average of 1.7% over asking.

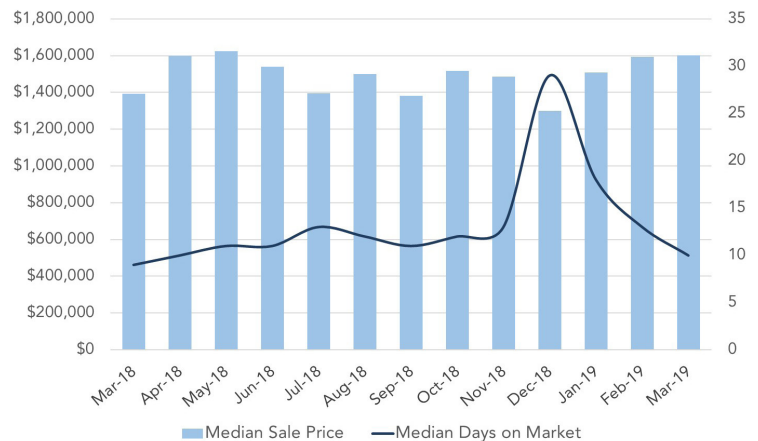
With spring typically being the busiest season of the year, the market is expected to heat up in the weeks ahead. Mortgage rates are currently at 15-month lows (currently 4.12% for a 30-year fixed according to FreddieMac.com) giving buyers more purchasing power. There are currently 122 homes listed for sale in Lamorinda ranging in price from \$699K to \$13.5MM.

## DETACHED RESIDENCES

### YEAR-OVER-YEAR MARKET COMPARISON

	Q1 2019	Q1 2018	%Δ
<b>MEDIAN</b>			
SALE PRICE	\$1,580,000	\$1,365,000	+15.8%
DAYS ON MARKET	11	9	+22.2%
\$ / SQ. FT.	\$626	\$625	+0.2%
<b>TOTAL</b>			
HOMES SOLD	104	118	-11.9%
HOMES FOR SALE	122	106	+15.1%
% OF PROPERTIES SOLD OVER LIST PRICE	51.0%	65.3%	-14.3%
% OF LIST PRICE RECEIVED (AVERAGE)	101.7%	104.2%	-2.5%

### MONTH-OVER-MONTH COMPARISON



CHANGE IN SALE PRICE: +1%  
 PAST MONTH: DAYS ON MARKET: -23%

### YEAR-OVER-YEAR REGION COMPARISON

	Q1 2019	Q1 2018	%Δ	2018
<b>Lafayette</b>				
Median Sale Price	\$1,860,000	\$1,287,500	+44.5%	\$1,487,500
Median Days on market	8	9	-11.1%	11
Median Price Per Square Foot	\$696	\$680	+2.4%	\$672
Homes Sold	39	50	-22.0%	301
Homes for Sale	57	42	+35.7%	-
<b>Moraga</b>				
Median Sale Price	\$1,270,000	\$1,453,000	-12.6%	\$1,415,000
Median Days on market	9	8	+12.5%	10
Median Price Per Square Foot	\$625	\$607	+3.0%	\$600
Homes Sold	15	27	-44.4%	132
Homes for Sale	19	17	+11.8%	-
<b>Orinda</b>				
Median Sale Price	\$1,487,500	\$1,460,000	+1.9%	\$1,539,000
Median Days on market	18	12	+50.0%	13
Median Price Per Square Foot	\$604	\$601	+0.5%	\$638
Homes Sold	50	41	+22.0%	277
Homes for Sale	46	47	-2.1%	-

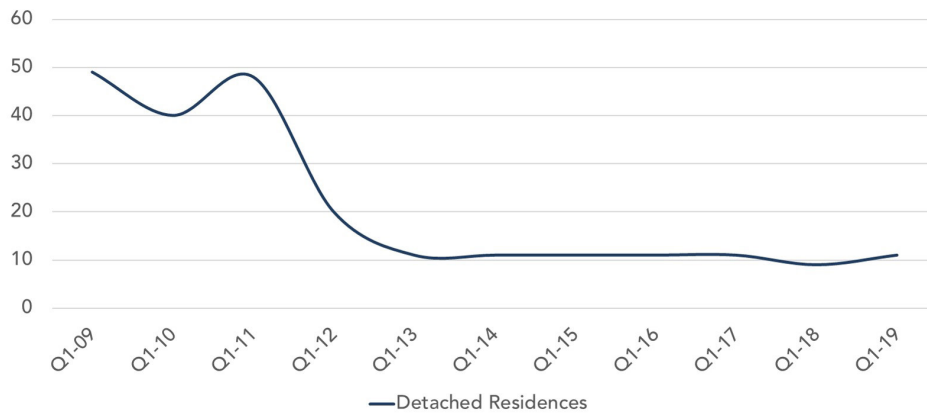
## YEAR-OVER-YEAR COMPARISONS

### MEDIAN SALE PRICE



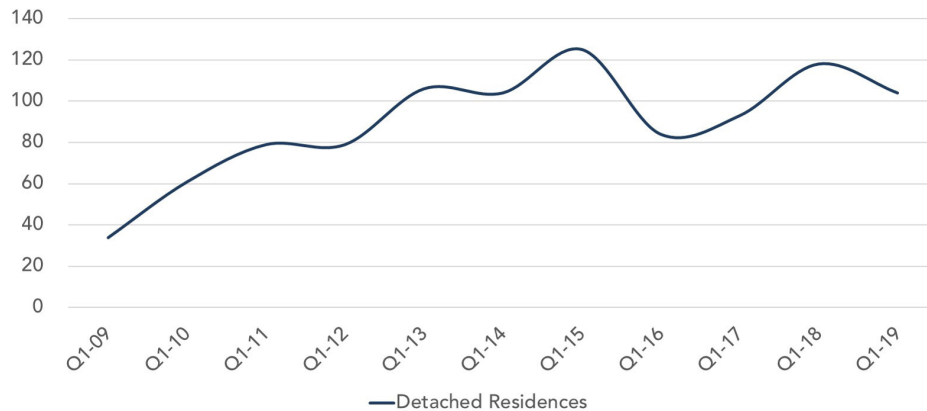
Single Family Residences  
**\$1,580,000**  
 +15.8% year-over-year

### MEDIAN MARKET TIME



Single Family Residences  
**11 days**  
 +2 days year-over-year

### NUMBER OF SALES



Single Family Residences  
**104**  
 -11.9% year-over-year