



LAMORINDA MARKET UPDATE

Q1 2026





VANGUARD PROPERTIES

MARKET UPDATE

LAMORINDA | Q1 2026

Lamorinda kicked off 2026 with a strong pickup in activity, led by a sharp increase in closed sales and tightening inventory. Closed sales surged 29.7% year over year while inventory dropped 29.3%, creating a more competitive environment. Homes going into contract rose 3.9%, showing steady buyer demand that is now translating into more deals getting done.

With fewer homes available, properties are continuing to move quickly, holding at just 9 days on market. This is a supply story as much as a demand story. When the right home comes up, buyers are acting fast.

Prices remain strong. The median sales price rose 5.5% to \$2,240,875, reinforcing Lamorinda's position as one of the most resilient markets in the Bay Area. The 6.0% decline in price per square foot reflects a shift in the mix of homes sold rather than a drop in demand.

Zooming out, the backdrop continues to support housing. Stock markets remain strong, rates have been dropping over the past few weeks, and buyer confidence is returning.

The takeaway is simple. Demand is high, supply is tight, and Lamorinda is entering the spring from a position of strength.



SINGLE FAMILY HOMES

Q1 2026

Median Sales Price	\$2,240,875 ↑
Days on market	9
\$/SQ. FT.	\$785 ↓
# For Sale On Last Day Of Quarter	70 ↓
Went Into Contract	134 ↑
Properties Sold	118 ↑

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Q1 2026

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+13.9%**

DAYS ON MARKET: **+1 day**

YEAR-OVER-YEAR COMPARISON

“Closed sales surged 29.7% year over year while inventory dropped 29.3%, creating a more competitive environment.”

	Q1-2026	Q1-2025	%Δ
Median Sales Price	\$2,240,875	\$2,125,000	+5.5%
Median Days On Market	9	9	0.0%
Median \$ / SQ. FT.	\$785	\$835	-6.0%

	Q1-2026	Q1-2025	%Δ
Total Went Into Contract	134	129	+3.9%
Total Properties Sold	118	91	+29.7%
Total # For Sale Last Day of Quarter	70	99	-29.3%
Total % Of Properties Sold Over List	46.6%	64.8%	-28.1%
Total % Of List Price Received (Average)	102.4%	103.9%	-1.4%

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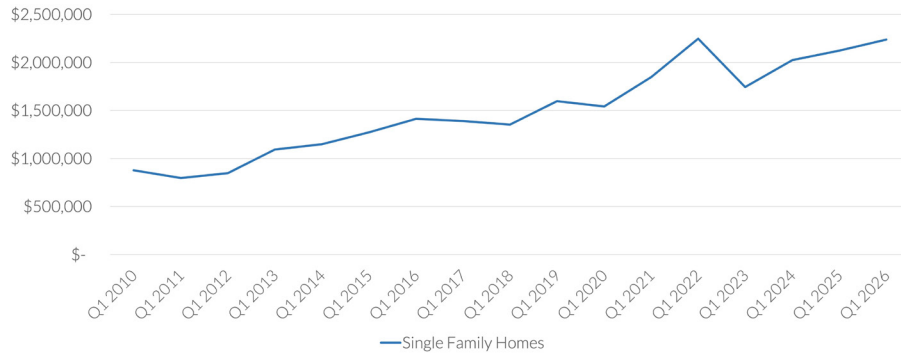
YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	Q1-2026	Q1-2025	%Δ	2024
Median Sales Price	\$2,275,000	\$2,112,500	+7.7%	\$1,985,000
Median Days on Market	10	8	+25.0%	10
Median Price Per Square Foot	\$830	\$870	-4.6%	\$853
Homes Sold	55	42*	+31.0%	274
Homes for Sale Last Day of Quarter	25	31	-19.4%	11
MORAGA	Q1-2026	Q1-2025	%Δ	2024
Median Sales Price	\$1,950,000	\$2,185,000	-10.8%	\$1,850,000
Median Days on Market	9	9	0.0%	10
Median Price Per Square Foot	\$775	\$808	-4.1%	\$770
Homes Sold	21*	17*	+23.5%	113
Homes for Sale Last Day of Quarter	14	13	+7.7%	2
ORINDA	Q1-2026	Q1-2025	%Δ	2024
Median Sales Price	\$2,250,000	\$2,187,500	+2.9%	\$2,000,000
Median Days on Market	9	9	0.0%	13
Median Price Per Square Foot	\$778	\$845	-7.9%	\$824
Homes Sold	43*	32*	+34.4%	205
Homes for Sale Last Day of Quarter	31	55	-43.6%	12

*Small sample size; use caution when interpreting statistics. Data is from January through April. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2026 Vanguard Properties. All rights reserved. Equal Housing Opportunity, DRE

YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

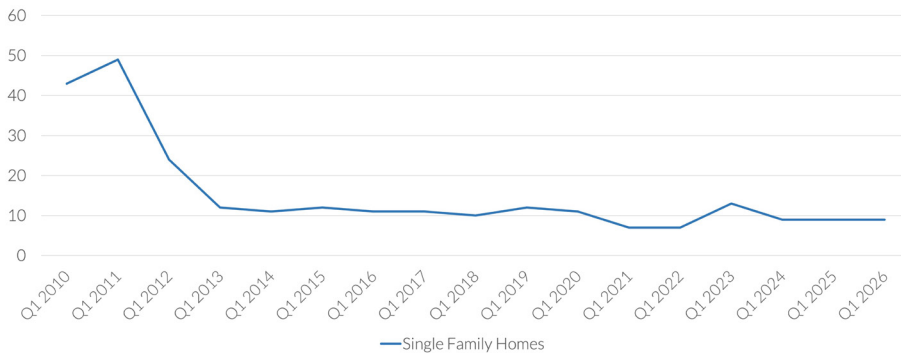


Single Family Residences

\$2,240,875

+5.5% change year-over-year

MEDIAN MARKET TIME

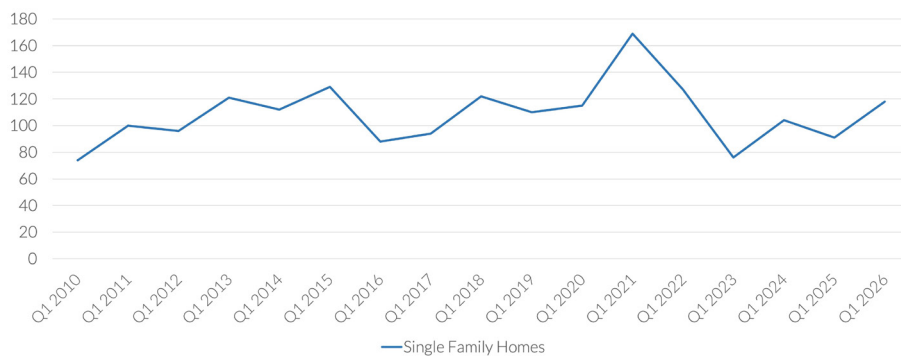


Single Family Residences

9 days

No change year-over-year

NUMBER OF SALES



Single Family Residences

118

+29.7% change year-over-year