



# LAMORINDA MARKET UPDATE

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AUGUST 2025







## VANGUARD PROPERTIES

# MARKET UPDATE

LAMORINDA | AUGUST 2025

After a busy second quarter, Lamorinda's housing market remained active in July, with both sales and new escrows rising compared to last year. Inventory also expanded, giving buyers more choices while keeping the pace of activity healthy. Prices adjusted only slightly and homes took just a bit longer to sell on average, but demand remained solid, and the market continued to show healthy momentum through the summer.

Freddie Mac recently reported that mortgage rates are now at a 10-month low, an encouraging development for both buyers and sellers. Lower borrowing costs have already begun to fuel stronger purchase demand, with more buyers able to re-enter the market or increase their budgets compared to earlier in the year. Combined with steady economic growth, these rate improvements are helping to offset some of the summer slowdown and should set the stage for renewed momentum as the fall season approaches.



## SINGLE FAMILY HOMES

### YTD JULY 2025

Median Sales Price	\$2,000,000 ↓
Days on market	11 ↑
\$ / SQ. FT.	\$836 ↑
# For Sale On Last Day Of July	125 ↑
Went Into Contract	377 ↑
Properties Sold	354 ↑

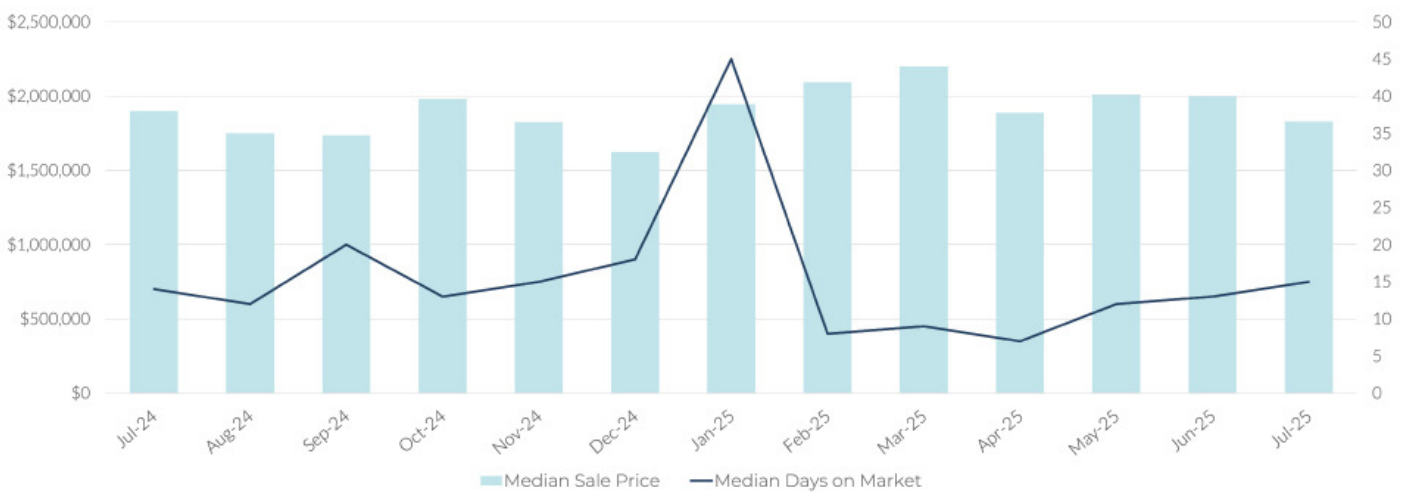


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## SINGLE FAMILY RESIDENCES

### MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-8.5%**

DAYS ON MARKET: **+2 days**

### YEAR-OVER-YEAR COMPARISON

*"After a busy second quarter, Lamorinda's housing market remained active in July, with both sales and new escrows rising compared to last year."*

	YTD JULY 2025	YTD JULY 2024	MEDIAN %Δ
Sales Price	\$2,000,000	\$2,025,000	-1.2%
Days On Market	11	9	+22.2%
\$ / SQ. FT.	\$836	\$831	+0.6%

	YTD JULY 2025	YTD JULY 2024	TOTAL %Δ
Went Into Contract	377	366	+3.0%
Properties Sold	354	343	+3.2%
# For Sale Last Day of July	125	109	+14.7%
% Of Properties Sold Over List	50.6%	54.5%	-7.2%
% Of List Price Received (Average)	101.9%	104.0%	-2.0%

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.

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## YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	YTD JULY 2025	YTD JULY 2024	%Δ	2023
Median Sales Price	\$2,162,500	\$2,000,000	+8.1%	\$1,900,000
Median Days on Market	9	9	0.0%	11
Median Price Per Square Foot	\$889	\$860	+3.4%	\$812
Homes Sold	154	167	-7.8%	226
Homes for Sale Last Day of July	51	42	+21.4%	22
MORAGA	YTD JULY 2025	YTD JULY 2024	%Δ	2023
Median Sales Price	\$1,800,000	\$1,900,000	-5.2%	\$1,900,000
Median Days on Market	12	8	+50.0%	9
Median Price Per Square Foot	\$795	\$774	+2.7%	\$844
Homes Sold	59	59	0.0%	101
Homes for Sale Last Day of July	22	18	+22.2%	7
ORINDA	YTD JULY 2025	YTD JULY 2024	%Δ	2023
Median Sales Price	\$1,965,000	\$2,175,000	-9.7%	\$1,975,000
Median Days on Market	11	11	0.0%	11
Median Price Per Square Foot	\$835	\$826	+1.1%	\$811
Homes Sold	141	117	+20.5%	183
Homes for Sale Last Day of July	52	49	+6.1%	19

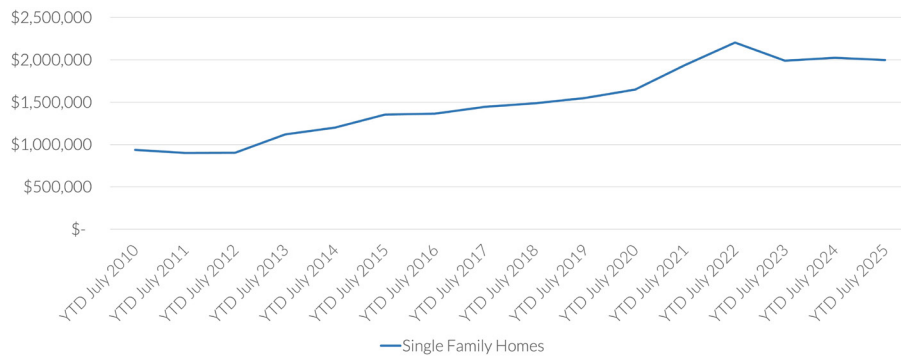
\*Small sample size; use caution when interpreting statistics. Data is from January through April. Sources: SFAR Super Regional MLS & BrokerMetrics.  
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All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE

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## YEAR-OVER-YEAR COMPARISONS

### MEDIAN SALE PRICE

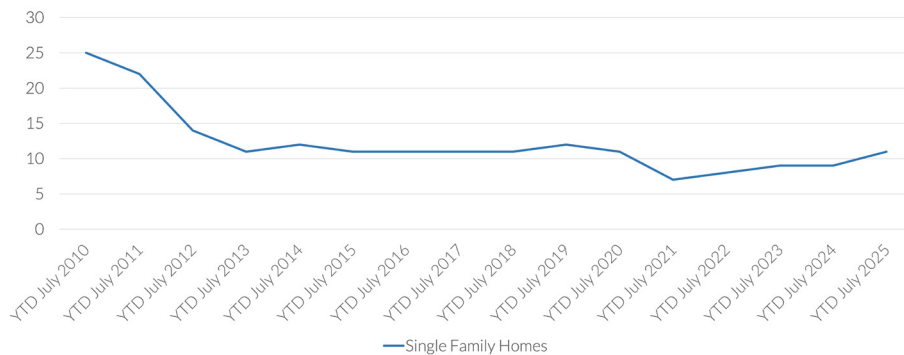


Single Family Residences

**\$2,000,000**

-1.2% change year-over-year

### MEDIAN MARKET TIME

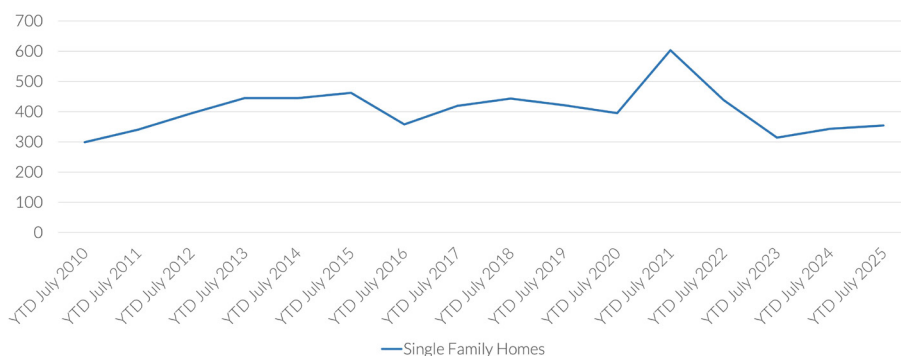


Single Family Residences

**11 days**

+2 day change year-over-year

### NUMBER OF SALES



Single Family Residences

**354**

+3.2% change year-over-year