



# LAMORINDA MARKET UPDATE

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JUNE 2025





## VANGUARD PROPERTIES

# MARKET UPDATE

LAMORINDA | JUNE 2025

Lamorinda's single-family home market remained solid in May, with pricing holding firm and homes continuing to sell quickly. The median sales price was unchanged from last year at \$2,050,000, and homes sold in a median of just 10 days, still one of the fastest paces in the Bay Area.

Price per square foot rose 1.6%, and buyer activity stayed healthy, with 263 homes going into contract, an 8.2% increase from last May. While the number of closed sales dipped 5.9% to 225, inventory saw a notable jump, with 145 homes for sale at the end of the month, up 45% year over year.

Despite this increase, Months Supply of Inventory remained exceptionally low at just 0.6, underscoring how competitive the market remains. Lamorinda continues to offer a compelling mix of stability, speed, and strong demand heading into summer.



### SINGLE FAMILY HOMES

#### YTD MAY 2025

Median Sales Price	\$2,050,000
Days on market	10 ↑
\$ / SQ. FT.	\$852 ↑
# For Sale On Last Day Of May	145 ↑
Went Into Contract	263 ↑
Properties Sold	225 ↓



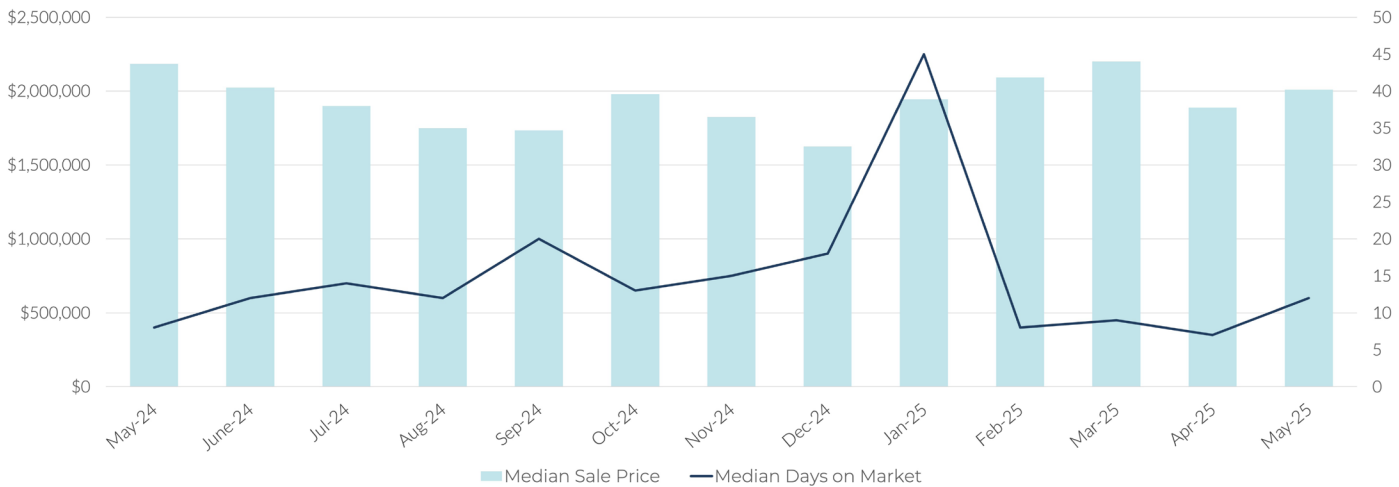


# LAMORINDA MARKET UPDATE

JUNE 2025

## SINGLE FAMILY RESIDENCES

### MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+6.5%**

DAYS ON MARKET: **+5 days**

### YEAR-OVER-YEAR COMPARISON

**"...inventory saw a notable jump, with 145 homes for sale at the end of the month, up 45% year over year. Despite this increase, Months Supply of Inventory remained exceptionally low at just 0.6, underscoring how competitive the market remains."**

	YTD MAY 2025	YTD MAY 2024	MEDIAN %Δ
Sales Price	\$2,050,000	\$2,050,000	0.0%
Days On Market	10	8	+25.0%
\$ / SQ. FT.	\$852	\$839	+1.6%

	YTD MAY 2025	YTD MAY 2024	TOTAL %Δ
Went Into Contract	263	243	+8.2%
Properties Sold	225	239	-5.9%
# For Sale Last Day of May	145	100	+45.0%
% Of Properties Sold Over List	56.0%	56.9%	-1.6%
% Of List Price Received (Average)	102.6%	104.7%	-2.0%

# LAMORINDA MARKET UPDATE

Q1 2025

## YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	YTD MAY 2025	YTD MAY 2024	%Δ	2023
Median Sales Price	\$2,157,500	\$2,160,000	-0.1%	\$1,900,000
Median Days on Market	8	8	0.0%	11
Median Price Per Square Foot	\$894	\$877	+1.9%	\$812
Homes Sold	98	115	-14.8%	226
Homes for Sale Last Day of May	60	42	+42.9%	22
MORAGA	YTD MAY 2025	YTD MAY 2024	%Δ	2023
Median Sales Price	\$2,000,000	\$1,877,500	+6.5%	\$1,900,000
Median Days on Market	10	7	+42.9%	9
Median Price Per Square Foot	\$808	\$792	+2.0%	\$844
Homes Sold	37*	42*	-11.9%	101
Homes for Sale Last Day of May	24	20	+20.0%	7
ORINDA	YTD MAY 2025	YTD MAY 2024	%Δ	2023
Median Sales Price	\$2,025,000	\$2,128,000	-4.8%	\$1,975,000
Median Days on Market	11	9	+22.2%	11
Median Price Per Square Foot	\$831	\$818	+1.6%	\$811
Homes Sold	90	82	+9.8%	183
Homes for Sale Last Day of May	61	38	+60.5%	19

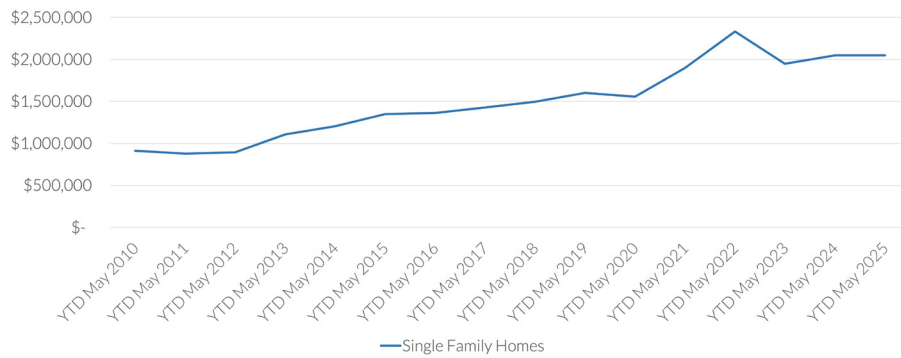
\*Small sample size; use caution when interpreting statistics. Data is from January through April. Sources: SFAR Super Regional MLS & BrokerMetrics.  
Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy.  
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## YEAR-OVER-YEAR COMPARISONS

### MEDIAN SALE PRICE

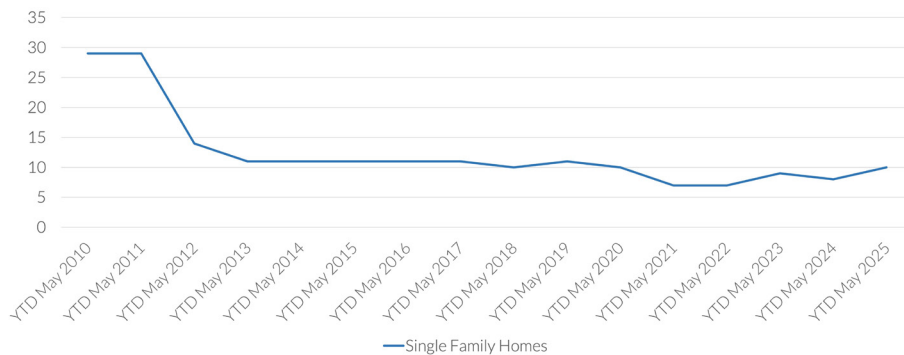


Single Family Residences

**\$2,050,000**

No change year-over-year

### MEDIAN MARKET TIME

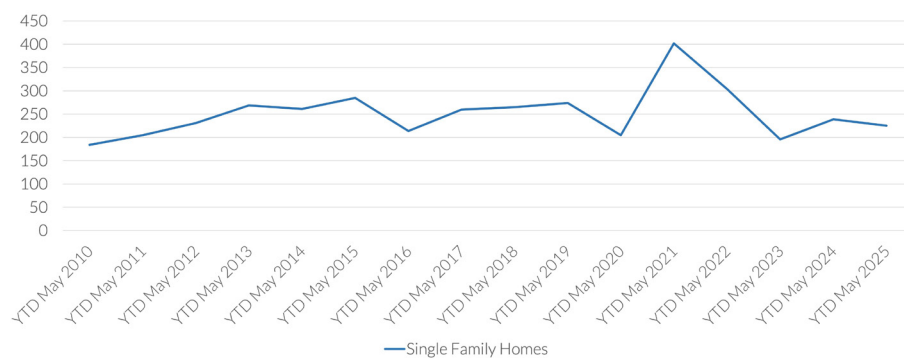


Single Family Residences

**10 days**

+2 day day change year-over-year

### NUMBER OF SALES



Single Family Residences

**225**

-5.9% change year-over-year