

BARRANCO

COCINA PERUANA

NOW OFFERING
CURBSIDE PICKUP!
(925) 298-5668

3596

LAMORINDA MARKET UPDATE

MAY 2025





VANGUARD PROPERTIES

MARKET UPDATE

LAMORINDA | MAY 2025

Lamorinda's single-family home market continued to show strength in April, with buyer competition still a key theme.

The median sales price rose 5.0% year-to-date to \$2,079,500, while homes remained in high demand, selling in a median of just 9 days—one of the fastest paces in the Bay Area.

Although the price per square foot dipped slightly by 0.9% to \$835, buyer competitiveness remained strong. The percentage of homes selling over list price jumped 13.9% to 62.4%, and sellers still received an average of 103.4% of list price.

While closed sales were down 11.3% compared to last year, inventory surged. The number of active listings at the end of April nearly doubled, rising 95.5% to 131. This added supply is helping meet pent-up demand and giving buyers more options heading into summer.

Despite some slight price compression and fewer overall sales, Lamorinda continues to be a competitive and desirable market with strong pricing and fast-paced activity.



SINGLE FAMILY HOMES

YTD APRIL 2025

Median Sales Price	\$2,079,500 ↑
Days on market	9 ↑
\$ / SQ. FT.	\$835 ↓
# For Sale On Last Day Of April	131 ↑
Went Into Contract	189 ↓
Properties Sold	149 ↓



LAMORINDA MARKET UPDATE

MAY 2025

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **-14.2%**

DAYS ON MARKET: **-2 days**

YEAR-OVER-YEAR COMPARISON

"The median sales price rose 5.0% year-to-date to \$2,079,500, while homes remained in high demand, selling in a median of just 9 days—one of the fastest paces in the Bay Area."

	MEDIAN		
	YTD APRIL 2025	YTD APRIL 2024	%Δ
Sales Price	\$2,079,500	\$1,980,000	+5.0%
Days On Market	9	8	+12.5%
\$ / SQ. FT.	\$835	\$843	-0.9%

	TOTAL		
	YTD APRIL 2025	YTD APRIL 2024	%Δ
Went Into Contract	189	190	-0.5%
Properties Sold	149	168	-11.3%
# For Sale Last Day of April	131	67	+95.5%
% Of Properties Sold Over List	62.4%	54.8%	+13.9%
% Of List Price Received (Average)	103.4%	104.8%	-1.3%

LAMORINDA MARKET UPDATE

Q1 2025

YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	YTD APRIL 2025	YTD APRIL 2024	%Δ	2023
Median Sales Price	\$2,100,000	\$2,050,000	+2.4%	\$1,900,000
Median Days on Market	8	9	-11.1%	11
Median Price Per Square Foot	\$885	\$860	+2.9%	\$812
Homes Sold	65	79	-17.7%	226
Homes for Sale Last Day of April	50	33	+51.5%	22
MORAGA	YTD APRIL 2025	YTD APRIL 2024	%Δ	2023
Median Sales Price	\$1,955,000	\$1,862,500	+5.0%	\$1,900,000
Median Days on Market	9	7	+28.6%	9
Median Price Per Square Foot	\$799	\$819	-2.4%	\$844
Homes Sold	28*	30*	-6.7%	101
Homes for Sale Last Day of April	23	8	+187.5%	7
ORINDA	YTD APRIL 2025	YTD APRIL 2024	%Δ	2023
Median Sales Price	\$2,125,000	\$2,000,000	+6.3%	\$1,975,000
Median Days on Market	10	9	+11.1%	11
Median Price Per Square Foot	\$843	\$818	+3.1%	\$811
Homes Sold	56	59	-5.1%	183
Homes for Sale Last Day of April	58	26	+123.1%	19

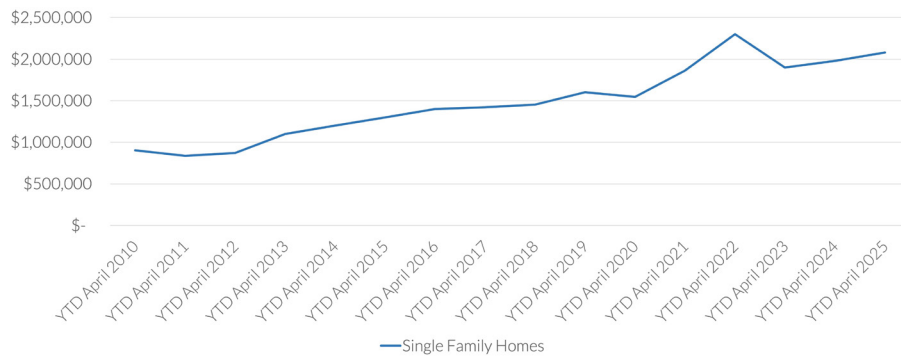
*Small sample size; use caution when interpreting statistics. Data is from January through April. Sources: SFAR Super Regional MLS & BrokerMetrics.
Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy.
All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE

LAMORINDA MARKET UPDATE

MAY 2025

YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

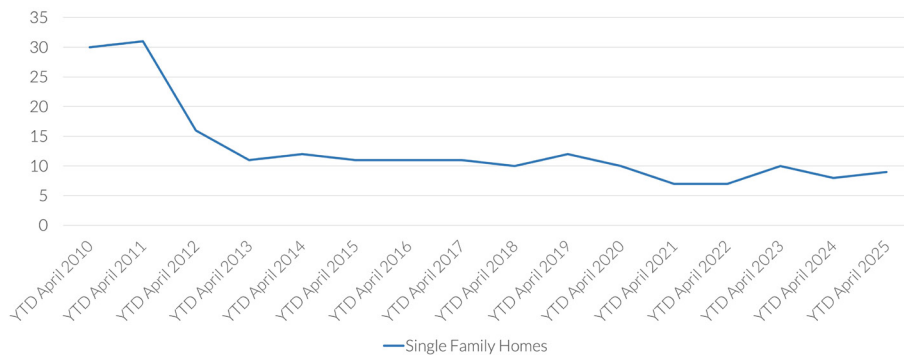


Single Family Residences

\$2,079,500

+5.0% change year-over-year

MEDIAN MARKET TIME

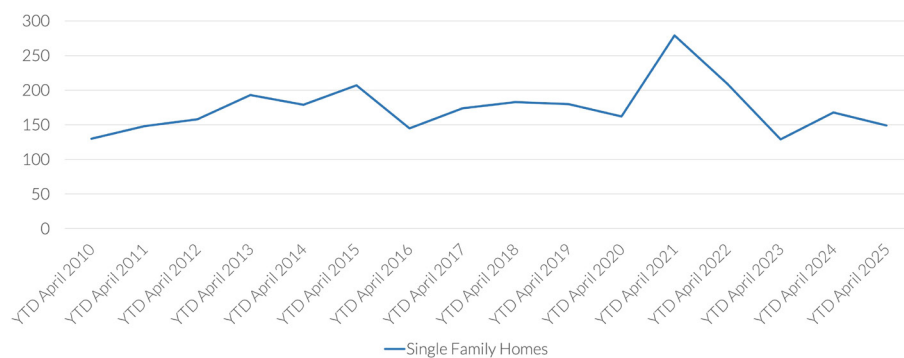


Single Family Residences

9 days

+1 day change year-over-year

NUMBER OF SALES



Single Family Residences

149

-11.3% change year-over-year