

A scenic photograph of a lake with a large tree in the foreground and a person fishing on a dock. The tree's branches and leaves are in the upper half of the frame, partially obscuring the sky. The lake is calm, reflecting the surrounding greenery. In the middle ground, a person is standing on a wooden dock, fishing. A picnic table is also on the dock. The overall atmosphere is peaceful and natural.

LAMORINDA MARKET UPDATE

Q3 2026





VANGUARD PROPERTIES

MARKET UPDATE

LAMORINDA | Q3 2026

Lamorinda's Q3 2026 market saw stronger competition and tightening supply. The share of single-family homes selling above asking rose 28.1% year over year, reaching 47.9%, compared with 37.4% last year. Quarter-end inventory fell 25.4% to just 85 homes, while median market time dropped 20% to 12 days. Sellers received an average of 101.2% of list price, underscoring buyers' willingness to compete for well-positioned properties.

Activity improved even as prices remained broadly steady. Homes going into contract increased 6.3% to 170, and completed sales rose 2.5% to 167. The median sales price edged up 1.1% to \$1,830,000, while median price per square foot eased 0.9% to \$790. Together, these measures suggest a market gaining strength through faster sales and greater buyer participation, with relatively little change in overall pricing.

Moraga stood out for its acceleration: median market time fell 60.9% to nine days, while the median sales price increased 3.6% to \$1,735,000 and inventory declined 30%. Lafayette recorded 18.3% more sales, with homes selling in a median of 11 days, even as its median price eased 1.4% to \$1,873,000. Orinda posted a median sales price of approximately \$1.81 million and a median market time of 13 days. These differences highlight the importance of pricing to each community's conditions.

Financial markets offered a positive counterweight to elevated borrowing costs. The S&P 500 delivered a 2.3% total return in Q3, bringing its gain through September 30 to 12.8%, including dividends. Those gains can help support purchasing power for buyers with investment assets, although mortgage costs remain a constraint. Lamorinda enters the final quarter with stable prices, stronger contract activity and fewer homes available, a favorable setting for sellers who pair thoughtful preparation with realistic pricing.



SINGLE FAMILY HOMES

Q3 2026

Median Sales Price	\$1,830,000 ↑
Days on market	12 ↓
\$ / SQ. FT.	\$790 ↓
# For Sale On Last Day Of Quarter	85 ↓
Went Into Contract	170 ↑
Properties Sold	167 ↑



LAMORINDA MARKET UPDATE

Q3 2026

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+2.4%**

DAYS ON MARKET: **No change**

YEAR-OVER-YEAR COMPARISON

"The share of single-family homes selling above asking rose 28.1% year over year, reaching 47.9%, compared with 37.4% last year. Quarter-end inventory fell 25.4% to just 85 homes..."

	MEDIAN		
	Q3 2026	Q3 2025	%Δ
Sales Price	\$1,830,000	\$1,810,000	+1.1%
Days On Market	12	15	-20.0%
\$ / SQ. FT.	\$790	\$797	-0.9%

	TOTAL		
	Q3 2026	Q3 2025	%Δ
Went Into Contract	170	160	+6.3%
Properties Sold	167	163	+2.5%
# For Sale Last Day of Quarter	85	114	-25.4%
% Of Properties Sold Over List	47.9%	37.4%	+28.1%
% Of List Price Received (Average)	101.2%	100.2%	+1.0%

*Small sample size; use caution when interpreting statistics. Data is from July through September. 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 No. 01486075

LAMORINDA MARKET UPDATE

Q3 2026

YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	Q3 2026	Q3 2025	%Δ	2024
Median Sales Price	\$1,873,000	\$1,900,000	-1.4%	\$1,985,000
Median Days on Market	11	13	-15.4%	10
Median Price Per Square Foot	\$831	\$875	-5.0%	\$853
Homes Sold	84	71	+18.3%	274
Homes for Sale Last Day of Quarter	39	47	-17.0%	26
MORAGA	YTD FEB 2026	YTD FEB 2025	%Δ	2024
Median Sales Price	\$1,735,000	\$1,675,000	+3.6%	\$1,850,000
Median Days on Market	9	23	-60.9%	10
Median Price Per Square Foot	\$807	\$793	+1.8%	\$770
Homes Sold	29*	27*	+7.4%	113
Homes for Sale Last Day of Quarter	14	20	-30.0%	3
ORINDA	YTD FEB 2026	YTD FEB 2025	%Δ	2024
Median Sales Price	\$1,807,500	\$1,810,000	-0.1%	\$2,000,000
Median Days on Market	13	21	-38.1%	13
Median Price Per Square Foot	\$731	\$747	-2.1%	\$824
Homes Sold	54	65	-16.9%	205
Homes for Sale Last Day of Quarter	32	47	-31.9%	14

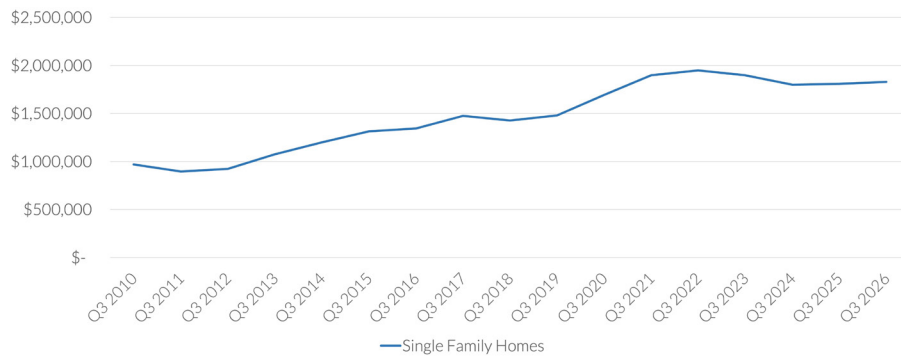
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LAMORINDA MARKET UPDATE

Q3 2026

YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

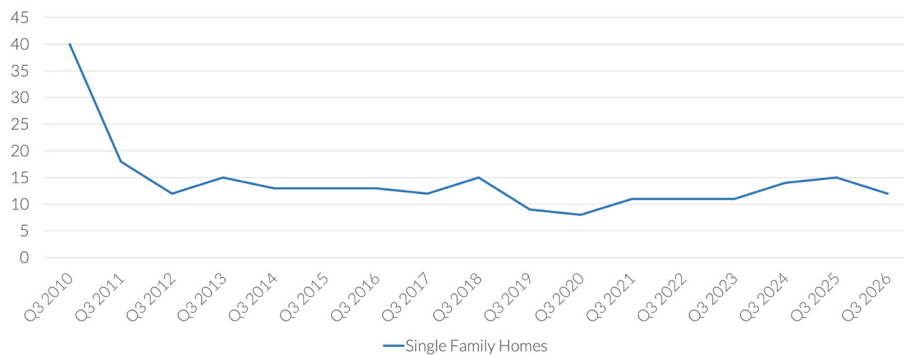


Single Family Residences

\$1,830,000

+1.1% change year-over-year

MEDIAN MARKET TIME

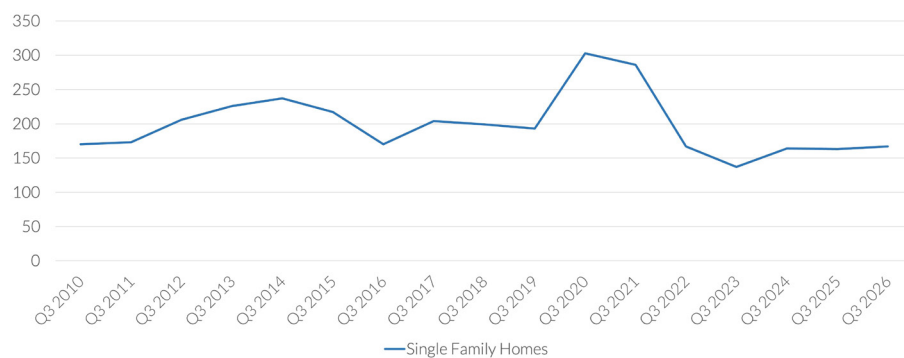


Single Family Residences

12 days

-3 day change year-over-year

NUMBER OF SALES



Single Family Residences

167

+2.5% change year-over-year