



LAMORINDA MARKET UPDATE

Q1 2025





VANGUARD PROPERTIES

MARKET UPDATE

LAMORINDA | Q1 2025

The Lamorinda real estate market remained highly competitive in the first quarter of 2025, with strong buyer demand driving continued price growth. The median sales price for single-family homes rose 6.3 percent year over year, while the median price per square foot increased 2.3 percent.

Despite a 10.8 percent decline in the number of homes sold compared to the first quarter of 2024, buyer activity remained intense. Homes sold at a median of just 9 days on market, and the percentage of properties selling over list price rose 32.2 percent, showing how competitive the market continues to be.

Inventory rose sharply, with active listings up 135.7 percent year over year, providing more options for buyers. Even with more homes available, sellers are still benefiting from strong pricing and quick sales.

Mortgage rates fell after the recent announcement of new tariffs, creating an extra window of opportunity for buyers. At the same time, stock market volatility has added complexity to the financing landscape.

With prices rising, homes moving quickly, and inventory improving, Lamorinda is on track for a very active spring season.



SINGLE FAMILY HOMES

Q1 2025

Median Sales Price	\$2,125,000 ↑
Days on market	9
\$ / SQ. FT.	\$835 ↑
# For Sale On Last Day Of Quarter	99 ↑
Went Into Contract	129 ↓
Properties Sold	91 ↓



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Q1 2025

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+5.1%**

DAYS ON MARKET: **+1 day**

YEAR-OVER-YEAR COMPARISON

"Homes sold at a median of just 9 days on market, and the percentage of properties selling over list price rose 32.2 percent, showing how competitive the market continues to be."

	MEDIAN		
	Q1-2025	Q1-2024	%Δ
Sales Price	\$2,125,000	\$2,000,000	+6.3%
Days On Market	9	9	0.0%
\$ / SQ. FT.	\$835	\$816	+2.3%

	TOTAL		
	Q1-2025	Q1-2024	%Δ
Went Into Contract	129	132	-2.3%
Properties Sold	91	102	-10.8%
# For Sale Last Day of Quarter	99	42	+135.7%
% Of Properties Sold Over List	64.8%	49.0%	+32.2%
% Of List Price Received (Average)	103.9%	104.4%	-0.5%

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YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	Q1 2025	Q1 2024	%Δ	2023
Median Sales Price	\$2,112,500	\$1,917,000	+10.2%	\$1,900,000
Median Days on Market	8	9	-11.1%	11
Median Price Per Square Foot	\$870	\$851	+2.2%	\$812
Homes Sold	42*	52	-19.2%	226
Homes for Sale Last Day of Quarter	31	22	+40.9%	22
MORAGA	Q1 2025	Q1 2024	%Δ	2023
Median Sales Price	\$2,185,000	\$1,850,000	+18.1%	\$1,900,000
Median Days on Market	9	8	+12.5%	9
Median Price Per Square Foot	\$808	\$799	+1.1%	\$844
Homes Sold	17*	17*	0.0%	101
Homes for Sale Last Day of Quarter	13	4	+225.0%	7
ORINDA	Q1 2025	Q1 2024	%Δ	2023
Median Sales Price	\$2,187,500	\$2,175,000	+0.6%	\$1,975,000
Median Days on Market	9	8	+12.5%	11
Median Price Per Square Foot	\$845	\$826	+2.3%	\$811
Homes Sold	32*	33*	-3.0%	183
Homes for Sale Last Day of Quarter	55	18	+205.6%	19

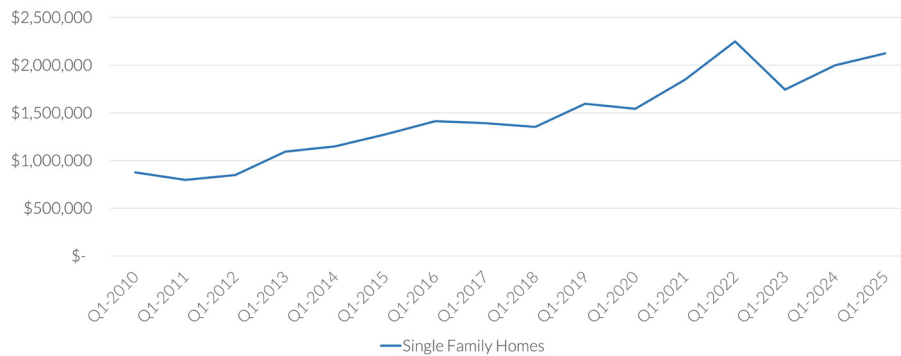
*Small sample size; use caution when interpreting statistics. Sources: SFAR Super Regional MLS & BrokerMetrics. Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy. All data is subject to errors, omissions, revisions, and is not warranted. ©2025 Vanguard Properties. All rights reserved. Equal Housing Opportunity. DRE No. 01486075

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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

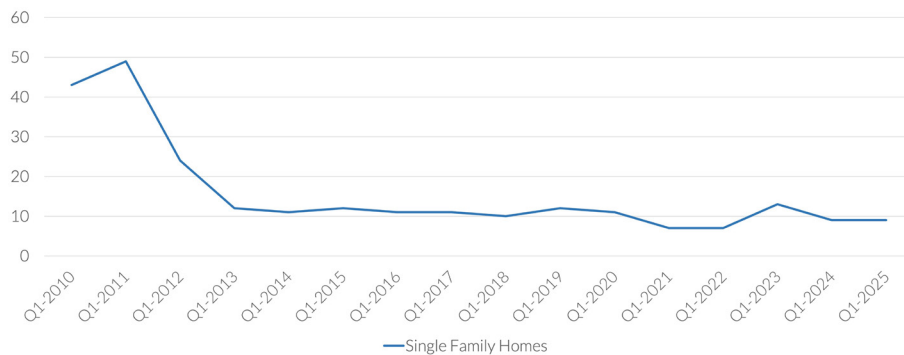


Single Family Residences

\$2,125,000

+6.3% change year-over-year

MEDIAN MARKET TIME

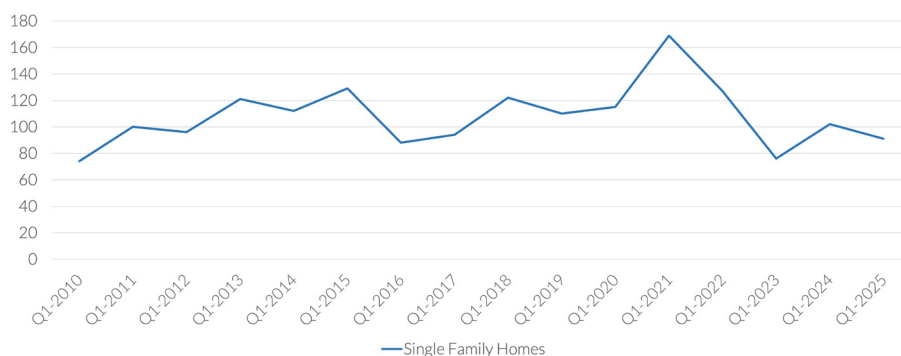


Single Family Residences

9 days

No change year-over-year

NUMBER OF SALES



Single Family Residences

91

-10.8% change year-over-year