



Dewing Ave

LAMORINDA MARKET UPDATE

Q3 2025





VANGUARD PROPERTIES

MARKET UPDATE

LAMORINDA | Q3 2025

The third quarter brought a continued sense of balance to Lamorinda's single-family market. Buyers benefited from a modest increase in options, while sellers continued to find motivated purchasers. Activity remained healthy heading into fall, supported by stable mortgage rates and steady demand across the region.

The median sales price rose 0.6 percent year over year to \$1,810,000, while the median price per square foot dipped just 0.9 percent to \$797 — a sign of steady values in a competitive market. Homes spent a median of 15 days on market, only one day longer than last year, underscoring continued buyer urgency for well-presented listings.

Contract activity and closed sales held roughly in line with 2024, with 160 homes going into contract (up 2.6%) and 163 closings, showing consistent engagement despite higher inventory. The number of homes for sale rose 14.0 percent to 114, bringing the months' supply of inventory to 2.1, which points to a market that's gaining balance while still leaning in sellers' favor.

Roughly 37 percent of homes sold over list, and sellers received an average of 100.2 percent of asking price, reflecting solid pricing discipline and continued competition for standout homes.

Adding to the steady outlook, Freddie Mac's latest survey (October 16, 2025) reports the 30-year fixed rate at 6.27 percent, down from a 52-week high of just over 7 percent. Rates have held relatively stable in recent weeks, and Freddie Mac notes that these consistently lower levels have already sparked an uptick in refinance activity. Combined with improved housing inventory and slower price growth, these conditions are creating a more favorable environment for both buyers and sellers as confidence builds heading into the year's close.



SINGLE FAMILY HOMES

Q3 2025

Median Sales Price	\$1,810,000 ↑
Days on market	15 ↑
\$ / SQ. FT.	\$797 ↓
# For Sale On Last Day Of Quarter	114 ↑
Went Into Contract	160 ↑
Properties Sold	163

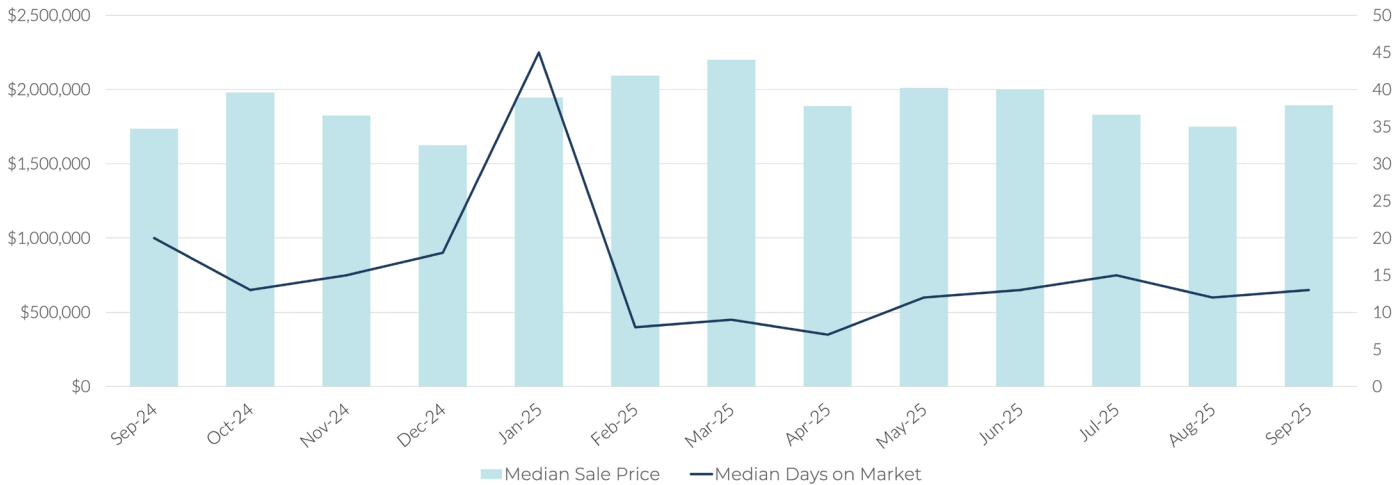


LAMORINDA MARKET UPDATE

Q3 2025

SINGLE FAMILY RESIDENCES

MONTH-OVER-MONTH COMPARISON



CHANGE IN PAST MONTH:

SALES PRICE: **+8.1%**

DAYS ON MARKET: **+1 day**

YEAR-OVER-YEAR COMPARISON

"Homes spent a median of 15 days on market, only one day longer than last year, underscoring continued buyer urgency for well-presented listings."

	MEDIAN		
	Q3 2025	Q3 2024	%Δ
Sales Price	\$1,810,000	\$1,800,000	+0.6%
Days On Market	15	14	+7.1%
\$ / SQ. FT.	\$797	\$804	-0.9%

	TOTAL		
	Q3 2025	Q3 2024	%Δ
Went Into Contract	160	156	+2.6%
Properties Sold	163	163	0.0%
# For Sale Last Day of Quarter	114	100	+14.0%
% Of Properties Sold Over List	37.4%	49.1%	-23.8%
% Of List Price Received (Average)	100.2%	102.3%	-2.1%

LAMORINDA MARKET UPDATE

Q3 2025

YEAR-OVER-YEAR REGION COMPARISON

LAFAYETTE	Q3 2025	Q3 2024	%Δ	2023
Median Sales Price	\$1,900,000	\$2,200,000	-13.6%	\$1,900,000
Median Days on Market	13	10	+30.0%	11
Median Price Per Square Foot	\$875	\$890	-1.7%	\$812
Homes Sold	71	87	-18.4%	226
Homes for Sale Last Day of Quarter	47	51	-7.8%	22
MORAGA	Q3 2025	Q3 2024	%Δ	2023
Median Sales Price	\$1,675,000	\$1,950,000	-14.1%	\$1,900,000
Median Days on Market	23	12	+91.7%	9
Median Price Per Square Foot	\$793	\$802	-1.1%	\$844
Homes Sold	27*	27*	0.0%	101
Homes for Sale Last Day of Quarter	20	20	0.0%	7
ORINDA	Q3 2025	Q3 2024	%Δ	2023
Median Sales Price	\$1,810,000	\$2,000,000	-9.5%	\$1,975,000
Median Days on Market	21	16	+31.3%	11
Median Price Per Square Foot	\$747	\$838	-10.9%	\$811
Homes Sold	65	87	-25.3%	183
Homes for Sale Last Day of Quarter	47	55	-14.5%	19

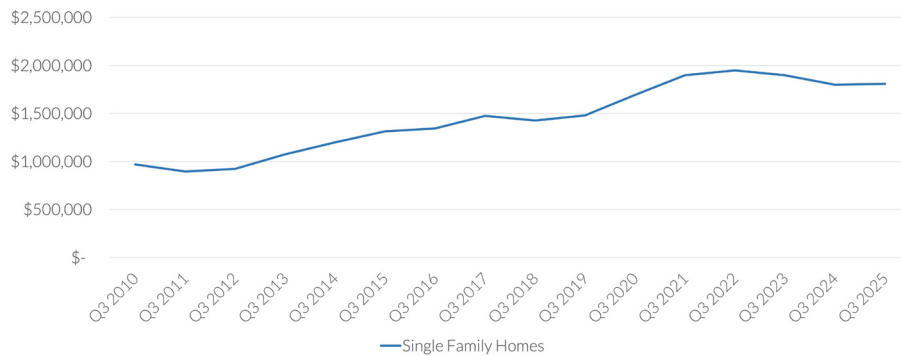
*Small sample size; use caution when interpreting statistics. Data is from January through April. Sources: SFAR Super Regional MLS & BrokerMetrics.
Property types covered: Single-family. Only property data posted on the MLS is covered. All information is deemed reliable, but not guaranteed for accuracy.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

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YEAR-OVER-YEAR COMPARISONS

MEDIAN SALE PRICE

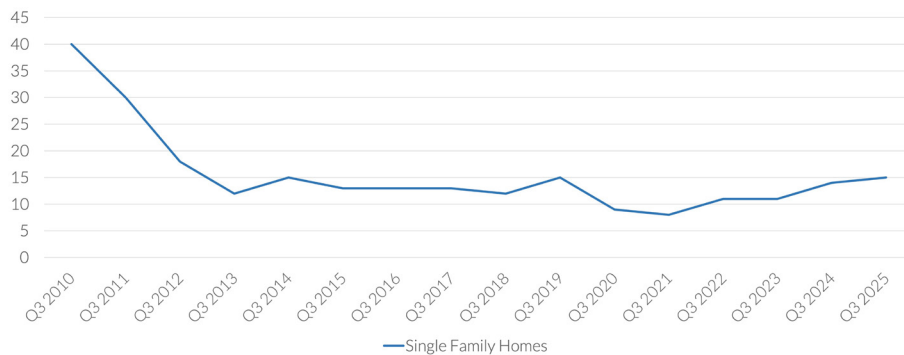


Single Family Residences

\$1,810,000

+0.6% change year-over-year

MEDIAN MARKET TIME

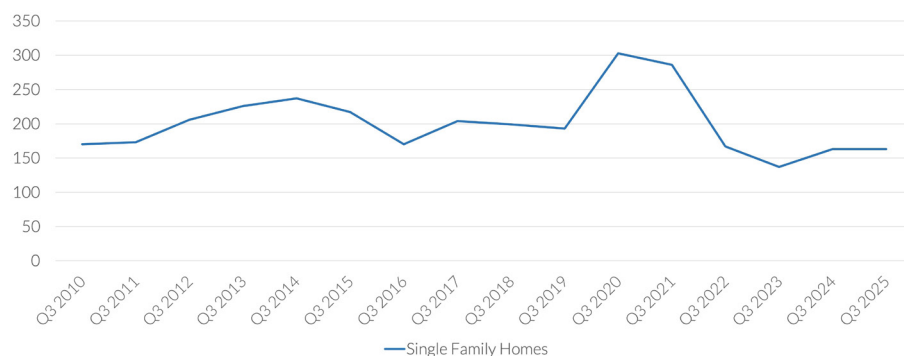


Single Family Residences

15 days

+1 day change year-over-year

NUMBER OF SALES



Single Family Residences

163

No change year-over-year