

Lamorinda OUR HOMES

Lamorinda Weekly

Volume 19

Issue 12 Wednesday, Jan. 14, 2026

Digging Deep with Goddess Gardener, Cynthia Brian Honoring holiday houseplants

By Cynthia Brian



Pink Christmas cactus is blooming on the patio.

“Every plant is a teacher, and every gift is a lesson in love.” - unknown

The holidays bring joy, celebration, and gifts. If we are fortunate, many of those gifts are plants that offer us the opportunity to engage with nature and admire the beauty and wisdom of the botanical world. When the holidays are over, what do we do with that stunning poinsettia, Christmas cactus, bromeliad, or anthurium? With just a little care, these holiday plants will continue to brighten our spaces long after the season has ended.

For all plants, including living trees, the first task is to remove the decorative foil from around the pot. If the plant is small enough to go into a sink, give your gift a good drink. Remove any dead or dying stems and place them in a decorative container with drainage that will enhance your home's décor. For trees, take them out to a patio or balcony. You can determine if you wish to plant your tree in the spring or save it for the next holiday. Keep in mind that if your tree is a conifer (pine, fir, redwood, cedar, etc.), it will grow to be a very tall and wide specimen.



Lamorinda Home Sales

... read on Page OH2

When my children were young, we bought 12 tiny, decorated pine trees in a gallon container for a dollar a piece, believing that after using them for holiday decor, we would create our own Christmas tree farm. When the new year arrived, we removed the tinsel and ornaments and, in the spring, planted our treasures as planned. For a few years, we shaped and pruned the growing trees, cutting a few as our Christmas showpiece. Eventually, the trees grew so tall to become a small forest. Some fell naturally; others had to be cut down. The initial \$12 spent to grow a Christmas tree farm, in the following years, cost hundreds of dollars more than just buying a tree from a favorite lot. Plant your trees with caution!

For smaller green companions, here's how to nurture your growing gifts to thrive and enjoy throughout the year.

...continued on Page OH8



A bromeliad flanked by snake plants.

Photos Cynthia Brian



IF I HAD A BUYER FOR YOUR
HOME WOULD YOU SELL IT?

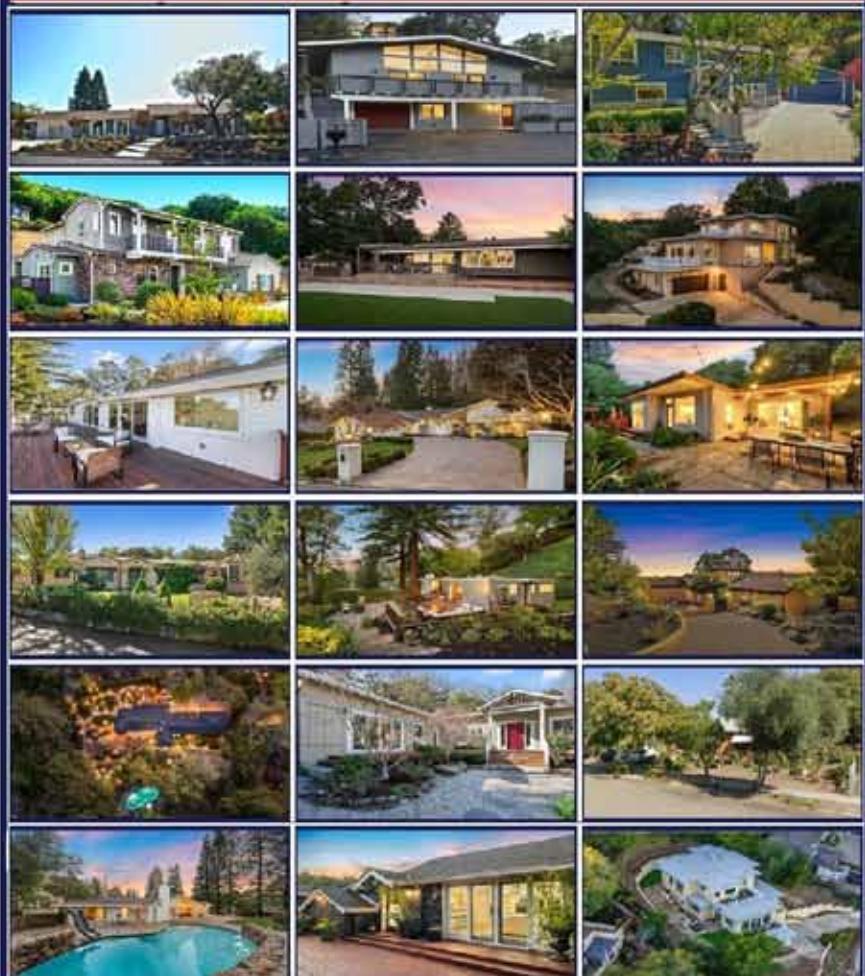
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Lamorinda home sales recorded

City	Last reported	Lowest amount	Highest amount
LAFAYETTE	25	\$1,250,000	\$6,600,000
MORAGA	9	\$450,000	\$2,495,000
ORINDA	12	\$1,080,000	\$7,300,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

3580 Boyer Circle, \$1,850,000, 2 Bdrms, 2158 SqFt, 1950 YrBlt, 11-13-25,
Previous Sale: \$600,000, 10-14-99

3665 Boyer Circle, \$1,750,000, 3 Bdrms, 2788 SqFt, 1941 YrBlt, 11-24-25

840 Broadmoor Court, \$3,560,000, 4 Bdrms, 2532 SqFt, 1954 YrBlt, 12-05-25,
Previous Sale: \$1,564,000, 11-25-14

24 Brookdale Court, \$2,440,000, 3 Bdrms, 1929 SqFt, 1960 YrBlt, 11-10-25,
Previous Sale: \$2,250,000, 11-18-21

3643 Brook Street, \$2,290,000, 3 Bdrms, 2742 SqFt, 1946 YrBlt, 11-26-25,
Previous Sale: \$1,350,000, 10-28-24

3949 Canyon Road, \$2,850,000, 5 Bdrms, 4897 SqFt, 1963 YrBlt, 11-26-25,
Previous Sale: \$2,465,000, 09-13-16

17 Chapel Drive, \$1,130,000, 3 Bdrms, 1896 SqFt, 1961 YrBlt, 11-25-25

1000 Dewing Avenue #412, \$1,880,000, 3 Bdrms, 2157 SqFt, 2017 YrBlt,
11-19-25

1133 Estates Drive, \$4,250,000, 4 Bdrms, 4373 SqFt, 1949 YrBlt, 11-14-25,
Previous Sale: \$2,800,000, 05-13-02

645 Evelyn Court, \$1,400,000, 5 Bdrms, 2171 SqFt, 1950 YrBlt, 11-24-25

3647 Happy Valley Road, \$1,739,000, 4 Bdrms, 4114 SqFt, 2020 YrBlt, 11-26-25,
Previous Sale: \$1,475,000, 12-12-18

156 Haslemere Court, \$1,225,000, 3 Bdrms, 2025 SqFt, 1988 YrBlt, 11-17-25,
Previous Sale: \$915,000, 08-15-17

4149 Hidden Valley Road #A, \$1,575,000, 3 Bdrms, 2268 SqFt, 1966 YrBlt,
11-26-25, Previous Sale: \$1,060,000, 04-03-15

3362 Johnson Road, \$4,443,000, 3 Bdrms, 4494 SqFt, 1968 YrBlt, 11-10-25,
Previous Sale: \$1,630,000, 03-06-12

12 Moss Lane, \$1,198,000, 2 Bdrms, 1559 SqFt, 1987 YrBlt, 12-01-25,
Previous Sale: \$1,060,000, 08-25-20

3397 Orchard Valley Lane, \$1,175,000, 3 Bdrms, 1126 SqFt, 1965 YrBlt,
12-05-25, Previous Sale: \$1,100,000, 04-20-22

2602 Pebble Beach Loop, \$1,500,000, 4 Bdrms, 1610 SqFt, 1963 YrBlt, 11-17-25,
Previous Sale: \$1,475,000, 06-14-22

3803 Quail Ridge Road, \$1,750,000, 3 Bdrms, 1892 SqFt, 1971 YrBlt, 11-10-25,
Previous Sale: \$650,000, 12-06-11

1993 Reliez Valley Road, \$1,670,000, 4 Bdrms, 2256 SqFt, 1954 YrBlt, 11-17-25,
Previous Sale: \$948,000, 12-06-06

853 Revere Road, \$1,845,000, 5 Bdrms, 2868 SqFt, 1963 YrBlt, 11-20-25,
Previous Sale: \$400,000, 06-08-99

3260 Rohrer Drive, \$2,055,000, 3 Bdrms, 2416 SqFt, 1951 YrBlt, 11-25-25,
Previous Sale: \$1,905,000, 04-14-21

3749 St Francis Drive, \$3,400,000, 6 Bdrms, 4649 SqFt, 1970 YrBlt, 11-17-25,
Previous Sale: \$575,000, 08-01-85

3075 Sweetbrier Circle, \$1,830,000, 4 Bdrms, 1933 SqFt, 1962 YrBlt, 11-20-25

...continued on Page OH10

THIS IS AI. *But* THESE 2025 RESULTS ARE REAL.

5 Eastwood, Orinda: \$1,750,000
 33 La Noria, Orinda: \$5,150,000
 38 Hillcrest, Orinda: \$2,515,000
 10 Heather Lane, Orinda: \$2,900,000
 206 The Knoll, Orinda: \$1,485,000
 50 Brookside Road, Orinda: \$5,700,000
 3957 Happy Valley Road, Lafayette: \$3,610,000
 38 Valley View, Orinda: \$5,915,000
 536 Tahos Road, Orinda: \$2,600,000
 27 Orinda View Road, Orinda: \$4,500,000
 6 Monte Veda, Orinda: \$1,650,000
 31 Parkway Court, Orinda: \$1,810,000
 305 Overhill Road, Orinda: \$1,380,000
 2 Birch Ct, Orinda: \$1,350,000
 1257 Panorama Drive, Lafayette: \$3,275,000
 47 Charles Hill Circle, Orinda: \$2,395,000 (Pending)
 23 Woodcrest Ct., Orinda: \$2,850,000 *
 6 Tappan Lane, Orinda: \$1,800,000 *
 29 Greenwood Ct., Orinda: \$1,500,000 *
 13 Melody Lane, Orinda: \$3,250,000 *
 523 Miner Road, Orinda: \$3,150,000 *
 1087 Rahara Drive, Lafayette: \$2,000,000 *
 8 La Campana, Orinda: \$1,360,000 *
 45 Ardilla, Orinda: \$1,115,000 *
 47 Ardilla, Orinda: \$1,207,500 *
 130 Amber Valley Drive, Orinda: \$3,040,000 *
 14 Vista Del Mar, Orinda: \$3,050,000 *
 164 Camino Don Miguel, Orinda: \$2,550,000 *
 15 Orinda View, Orinda: \$3,650,000* (Pending)
 32 California Ave, Orinda: \$1,100,000* (Pending)

* In partnership with Molly Smith and Shannon Conner



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Top 1%	\$600+M	300 ⁺
IN LAMORINDA	SALES	TRANSACTIONS

Cynthia Brian's January Goddess Garden Guide

- **RECYCLE** your Christmas tree. Make sure to remove all decorations, stands, lights, and tinsel. Check your local curbside service for pickup dates.
- **CREATE** a dry creek that can be utilized as a running creek when it rains.
- **FORCE** bulbs of narcissus, hyacinth, or tulips for an indoor garden that will brighten winter days.
- **HEAVY PRUNE** roses by one-third to one-half in January or February. Remove dead, damaged, and diseased canes as well as inward-growing canes. Make sure to wear gloves and use a sharp pruner.
- **MIST** plants when they seem droopy. Heaters zap moisture out of plants just like it dries your skin. Misting in the morning and evening provides relief.
- **PICK** persimmons to add to salads and desserts.
- **REFRAIN** from mowing lawns when it is raining, as mowers can get clogged and the grass can be damaged. Deep ruts will occur and compact the soil, encouraging poor lawn health.
- **BUY** your bare-root roses locally for a better selection. Your nursery will be able to advise you on the latest best buys.
- **SOAK** bare-root fruit trees, roses, and vines in a bucket of water for a full day before planting. Anything in a cardboard box must be removed to spread out the roots. Cut off any damaged or broken roots.



Turn a soggy area into a dry creek that doubles as a canal in winter. Photo Cynthia Brian



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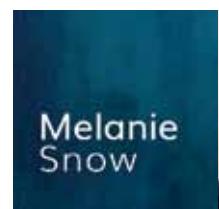
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Our Sales for 2025

64+ Transactions | \$168MM+ Sold

11 Idyll Ct	\$ 2,550,000.00	259 Sundown Ter	\$ 2,747,500.00
11 Scenic Dr	\$ 4,125,000.00	29 Greenwood Ct	\$ 1,500,000.00
85 El Gavilan Rd	\$ 2,800,000.00	3957 Happy Valley Rd	\$ 3,610,000.00
6 Tappan Ln	\$ 1,800,000.00	38 Valley View Dr	\$ 5,910,000.00
20 El Castillo	\$ 3,030,000.00	13 Melody Ln	\$ 3,250,000.00
38 Hillcrest Dr	\$ 2,515,000.00	523 Miner Rd	\$ 3,150,000.00
10 Heather Ln	\$ 2,827,000.00	1087 Rahara Dr	\$ 2,000,000.00
33 La Noria	\$ 5,150,000.00	316 Village View Ct	\$ 2,075,000.00
170 Bolla Ave	\$ 1,825,000.00	27 Orinda View Rd	\$ 4,500,000.00
23 Woodacres Ct	\$ 2,850,000.00	15 Cascade Ln	\$ 4,400,000.00
89 Donald Dr	\$ 2,850,000.00	1828 St. Andrews Dr	\$ 1,450,000.00
8 La Campana	\$ 1,360,000.00	51 Ivy Dr	\$ 1,630,000.00
34 Don Gabriel Way	\$ 2,500,000.00	6 Monte Veda	\$ 1,650,000.00
101 Meadow Lane	\$ 2,781,000.00	46 E Altarinda	\$ 3,000,000.00
1257 Panorama	\$ 3,275,000.00	3363 Springhill Rd	\$ 2,100,000.00
47 Ardilla Rd	\$ 1,207,500.00	2 Birch Ct	\$ 1,350,000.00
130 Amber Valley	\$ 3,040,000.00	45 Ardilla Rd	\$ 1,115,000.00
*27 Charles Hill Cir	\$ 1,500,000.00	164 Camino Don Miguel	\$ 2,550,000.00
*1 Carey Ct	\$ 1,410,000.00	*170 Bolla Ave	\$ 1,825,000.00
*85 El Gavilan Rd	\$ 2,800,000.00	*50 Brookside Rd	\$ 5,700,000.00
*616 Sky High Cir	\$ 2,800,000.00	*608 Huntleigh Dr	\$ 2,200,000.00
*1441 Laurenita Way	\$ 2,270,000.00	*190 Modoc Ave	\$ 1,500,000.00
*4105 Happy Valley Rd	\$ 2,500,000.00	*13 Melody Ln	\$ 3,250,000.00
*5 Eastwood Dr	\$ 1,750,000.00	*536 Tahos Rd	\$ 2,600,000.00
*38 Hillcrest Dr	\$ 2,515,000.00	*1754 Reliez Valley Rd	\$ 3,550,000.00
*206 The Knoll	\$ 1,500,000.00	*31 Parkway Ct	\$ 1,810,000.00
*4 Greenwood Ct	\$ 3,500,000.00	*305 Overhill Rd	\$ 1,380,000.00
*3260 Rohrer Dr	\$ 2,055,000.00	*121 Meadow View Rd	\$ 3,500,000.00
*130 Amber Valley Dr	\$ 3,040,000.00	*1957 Beacon Ridge Ct	\$ 1,350,000.00
*314 Beacon Ridge Rd	\$ 1,130,000.00	*9 El Sueno	\$ 4,505,000.00
15 Orinda View Rd	\$ 3,275,000.00	*15 Orinda View Rd	\$ 3,275,000.00
14 Vista Del Mar	\$ 3,050,000.00	*81 Coral Dr	\$ 2,200,000.00

* Represented Buyer



All information herein deemed reliable but not guaranteed. REAL ESTATE



Red poinsettias are the most common living plant gift for the holidays.

...continued from Page OH1

Poinsettias

Poinsettias are synonymous with Christmas, with their vibrant red, pink, or white bracts shining brightly. This year, my sister gifted me a sparkling purple poinsettia. It was obviously painted this color and was sprinkled with glitter. I loved it. Most people toss their poinsettias, but they can last for months or years if given the proper care. Allow the leaves to drop naturally and then prune the plant back to reduce water-

ing until spring. Poinsettias like their soil to be moist, but not soggy. When the top inch of the soil feels dry, it's time to offer a drink. Like most plants, make sure you have good drainage to avoid root rot. When it comes to light, place your poinsettia in a location that receives bright, indirect light. Too much light will scorch the leaves. Too little light will make the plant lose its color.

Keep the plant away from fireplaces and furnaces as well as cold drafts. Poinsettias are happiest in temperatures between 65 and 70 degrees Fahrenheit. With a little care, you can encourage your poinsettia to bloom next Christmas.

...continued on Page OH11



Cynthia Brian's purple poinsettia with glittery bracts.

Photos Cynthia Brian

4 Corte Santa Clara Moraga

4 Bed | 3 Bath | 2,490± Sq. Ft. | 1.29± Acre Lot
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92 Gaywood Place Moraga

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MORAGA

30 Ascot Place, \$1,020,000, 2 Bdrms, 1455 SqFt, 1973 YrBlt, 11-14-25,
Previous Sale: \$1,150,000, 05-25-23

29 Brandt Drive, \$3,200,000, 4 Bdrms, 4791 SqFt, 1988 YrBlt, 11-26-25

11 Breck Court, \$1,975,000, 4 Bdrms, 2591 SqFt, 1971 YrBlt, 11-17-25

85 Buckingham Drive, \$1,525,000, 4 Bdrms, 1987 SqFt, 1969 YrBlt, 12-04-25

3900 Campolindo Drive, \$1,705,000, 4 Bdrms, 2340 SqFt, 1972 YrBlt, 11-18-25

3954 Campolindo Drive, \$2,110,000, 4 Bdrms, 2416 SqFt, 1972 YrBlt, 11-24-25,
Previous Sale: \$133,000, 03-01-78

162 Cypress Point Way, \$1,605,000, 2 Bdrms, 1444 SqFt, 1973 YrBlt, 11-10-25,
Previous Sale: \$1,050,000, 04-15-25

30 Hansen Court, \$971,000, 3 Bdrms, 2095 SqFt, 1984 YrBlt, 11-19-25

9 Irvine Drive, \$2,248,000, 4 Bdrms, 3204 SqFt, 1986 YrBlt, 11-18-25,
Previous Sale: \$1,625,000, 05-01-15

134 Oxford Drive, \$1,700,000, 4 Bdrms, 2060 SqFt, 1964 YrBlt, 12-05-25

490 Rheem Boulevard, \$665,000, 2 Bdrms, 1126 SqFt, 1974 YrBlt, 11-26-25,
Previous Sale: \$669,000, 01-02-24

1206 Rimer Drive, \$2,300,000, 5 Bdrms, 3228 SqFt, 1966 YrBlt, 12-05-25,
Previous Sale: \$1,800,000, 03-06-18

1276 Rimer Drive, \$1,895,000, 4 Bdrms, 2184 SqFt, 1964 YrBlt, 11-17-25,
Previous Sale: \$895,000, 08-17-11

1725 Spyglass Lane, \$1,780,000, 3 Bdrms, 1842 SqFt, 1976 YrBlt, 11-10-25,
Previous Sale: \$755,000, 08-10-12

125 Walford Drive, \$1,775,000, 3 Bdrms, 2385 SqFt, 1963 YrBlt, 11-20-25,
Previous Sale: \$900,000, 08-06-10

ORINDA

37 Big Rock Road, \$2,975,000, 5 Bdrms, 3488 SqFt, 2021 YrBlt, 12-01-25,
Previous Sale: \$2,229,500, 12-02-21

5 Broadview Terrace, \$1,760,000, 3 Bdrms, 1805 SqFt, 1951 YrBlt, 11-21-25

10 Chelton Court, \$1,550,000, 3 Bdrms, 1874 SqFt, 1959 YrBlt, 12-05-25,
Previous Sale: \$1,300,000, 12-11-20

81 Coral Drive, \$2,200,000, 5 Bdrms, 2801 SqFt, 1960 YrBlt, 11-14-25,
Previous Sale: \$1,225,000, 09-15-10

59 Davis Road, \$1,728,000, 3 Bdrms, 1892 SqFt, 1939 YrBlt, 11-10-25,
Previous Sale: \$150,000, 01-01-90

90 Estates Drive, \$3,200,000, 4 Bdrms, 3174 SqFt, 1955 YrBlt, 12-01-25,
Previous Sale: \$1,380,000, 05-25-21

117 Estates Drive, \$1,600,000, 3 Bdrms, 1897 SqFt, 1955 YrBlt, 11-14-25,
Previous Sale: \$1,230,000, 10-08-18

4 Greenwood Court, \$3,500,000, 4 Bdrms, 3870 SqFt, 1951 YrBlt, 11-25-25,
Previous Sale: \$1,930,000, 06-02-05

51 Hazel Tree Ridge, \$1,150,000, 3 Bdrms, 1931 SqFt, 2014 YrBlt, 11-17-25

51 Knickerbocker Lane, \$2,900,000, 5 Bdrms, 2702 SqFt, 1980 YrBlt, 11-26-25,
Previous Sale: \$2,350,000, 03-05-20

69 La Espiral, \$2,725,000, 4 Bdrms, 3746 SqFt, 1937 YrBlt, 11-10-25,
Previous Sale: \$2,151,000, 07-14-20

133 Lombardy Lane, \$3,368,000, 4 Bdrms, 3112 SqFt, 1950 YrBlt, 11-13-25,
Previous Sale: \$2,675,000, 03-30-20

15 Manzanita Terrace, \$2,750,000, 5 Bdrms, 2826 SqFt, 1976 YrBlt, 11-20-25,
Previous Sale: \$939,500, 03-14-03

ORINDA CONT.

131 Moraga Way, \$1,111,000, 3 Bdrms, 1966 SqFt, 1951 YrBlt, 11-24-25

17 Muth Drive, \$1,325,000, 4 Bdrms, 1953 SqFt, 1964 YrBlt, 11-21-25,
Previous Sale: \$799,000, 09-11-08

404 Ridge Gate Road, \$1,498,000, 2 Bdrms, 2212 SqFt, 1980 YrBlt, 12-01-25,
Previous Sale: \$1,350,000, 05-22-25

66 Sleepy Hollow Lane, \$1,817,000, 3 Bdrms, 1883 SqFt, 1949 YrBlt, 11-24-25,
Previous Sale: \$1,505,000, 06-12-20

5 Tappan Court, \$829,000, 3 Bdrms, 1538 SqFt, 1954 YrBlt, 11-10-25,
Previous Sale: \$900,000, 06-02-25

42 Tappan Lane, \$5,362,500, 5 Bdrms, 7263 SqFt, 1990 YrBlt, 11-13-25,
Previous Sale: \$2,800,000, 07-21-10

36 Vallecito Lane, \$750,000, 3 Bdrms, 1274 SqFt, 1940 YrBlt, 11-17-25

16 Vista Del Mar, \$3,050,000, 4 Bdrms, 3896 SqFt, 1966 YrBlt, 12-04-25,
Previous Sale: \$2,995,000, 04-30-19

1 Vista Del Moraga, \$1,160,000, 3 Bdrms, 1450 SqFt, 1950 YrBlt, 11-24-25

25 Watchwood Court, \$1,837,500, 3 Bdrms, 2541 SqFt, 1986 YrBlt, 11-17-25,
Previous Sale: \$379,000, 01-01-87

16 Wendy Lane, \$2,260,000, 4 Bdrms, 3102 SqFt, 1969 YrBlt, 11-14-25

...continued from Page OH2

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The Real Estate Year in Review

By Conrad Bassett, Licensed Real Estate Broker and CRP, GMS-T

2025 was again an interesting year for buyers and sellers of residential real estate in Lamorinda. The number of single-family closings in the year was a bit higher than in 2024 but remained lower than the height in 2021.

This was the first full year where there were some changes in how residential properties can be marketed, so this may have also had some effect.

Homes stayed on the market for a similar limited time like in 2023 and 2024 and the majority of homes still sold near or above their final asking price.

Per Contra Costa Association of Realtors statistics reported for closings Jan. 1 through Dec. 31, 2025, 280 single family homes closed in Lafayette – essentially unchanged from the 271 that closed in 2024. This was up from 226 single family homes in 2023, 330 in 2022 and 417 in 2021. For the 280 reported closings, sales prices ranged from \$715,000 to \$18 million and the average time on market was 24 days, up from the 21 days in 2024.

The average Lafayette sales price was \$2,401,062, a slight increase from the \$2,333,775 in 2024. In 2023 it was \$2,230,387. The height of \$2,456,834 was in 2022.

The average sales price was just under 101% of the final list price which in 2025 was \$2,379,917. This comes from a combination of properties being listed at or near actual values rather than in the past years where many were listed well below value in order to hopefully promote a “bidding war.” There were no REO or short sales in Lafayette sold on the MLS.

Only three properties closed below \$1 million – there were six in 2024.

In Moraga there were 98 single family closings in 2025 versus 113 single family homes closed in 2024. There were 99 single family closings in 2023, 116 in 2022 and 184 single family closings in 2021. Prices ranged from \$1.161 million to \$3.4 million. This is the second year in a row where no home sold in the MLS under \$1 million. The

average sales price was \$1,951,716 – essentially no change from the \$1,952,167 in 2024. In 2023 it was \$2,029,624, down from \$2,214,037 in 2022. In 2021 it was \$1,926,353.

The average number of days on market in 2025 was 34. In 2024 it was 22. The average home sold for 100.2% of its asking price. The average list price was \$1,946,832. There were no REO properties that closed on the MLS and no short sales.

In Orinda, the number of single-family closings was 241, a sizable increase from the 204 a year ago. In 2023 it was 182 and in 2022 it was 235. In 2021 there were 373 closings. The reported sales ranged in price from \$595,000 to \$7.3 million with an average price of \$2,212,047. A year ago, it was \$2,091,048. In 2022 it was \$2,291,847 and in 2021 it was \$2,187,385.

The average market time was 29 days – about the same as the 24 days a year ago.

The average sales price was just about 100% of the final list price. A year ago, it was around 102%. There were no REO (bank owned) sales in Orinda in 2025.

There was one reported sale in Canyon in the MLS in 2025 at \$2.55 million.

On an average price per square foot basis for reported sales in 2024, Lafayette homes sold for \$863.18 – a small change from 2024 when it was \$864.04, a slight increase from 2023 when it was \$832.06, well below the \$945.10 in 2022.

In 2024, Moraga homes sold for \$800.80 – a small increase from 2024's \$775.72, a drop from both 2023's \$842.26 per square foot and 2022's \$872.73.

In Orinda last year it was \$792.19. In 2024 it was \$817.61. In 2023 it was \$807.87. In 2022 it was \$862.26.

In the condominium/town home category, Lafayette had 34 closings. A year ago, there were 20 closings. Sales prices ranged in 2025 from \$480,049 to \$2,750,895. These only include the ones that

were in the MLS. Some new construction condos may not be in this total.

Moraga had 54 closings for non-single-family closings in 2025. In 2024 there were 49 closed units. Sales ranged from \$410,000 to \$1.71 million. This includes “attached” homes in Moraga Country Club. Orinda had seven closings, down from 11 closings in 2024. Two of these were in the complexes on Brookwood Road. They sold from \$450,000 to \$1,667,250.

It should be noted that there are always a few direct sales that do not go through the MLS and they are not reported here. These are usually sales between private individuals.

As of Jan. 2, 2026, there were only 22 dwellings under contract per the MLS in the three communities combined, with asking prices of \$530,000 to \$5.1 million. There are no pending REOs or short sales. Prices have continued to be steady or have risen over the last few years and more owners now have equity in their homes and have not had to go the short-sale process or face foreclosure.

A comparison of year-end inventory in the three communities combined shows 47 homes on the market. Last January there were 33 homes on the market. Seasonally the biggest inventory is in the spring and early summer. The current asking prices range from \$575,000 to \$6.25 million in the three communities combined.

In Lamorinda in 2025, 103

homes sold for over \$3 million! It increased from 91 the year before.

Mortgage rates have moderated somewhat in the last month or so, but are still above historic lows. Corporate relocations have increased as many companies want their staff to be in their destination offices rather than working remotely from their departure locations. We have not seen many out-bound relocations for people working for companies who have announced that their corporate headquarters will be moving out of the state.

One other factor that will continue to affect the markets will be the reluctance of those who financed or refinanced at a rate below 3% to want to make discretionary moves and pay rates of twice as much as they have today. This will limit supply. Many have had their equities increase so even with taking out a second mortgage or HELOC (Home Equity Line of Credit) they have blended rates far below a new loan rate.

The East Bay communities like Lafayette, Moraga, and Orinda, the San Ramon Valley as well as Piedmont and several neighborhoods in Oakland and Berkeley continue to benefit from their proximity to San Francisco where prices remain very high.

Comparably speaking, the East Bay is still relatively more affordable and many of the buyers in the East Bay have come from the Peninsula, Silicon Valley and San Francisco.

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Christmas Cactus

Hallelujah! For the first time in years, my four potted Christmas cacti plants actually started blooming in December and are still blooming. The Christmas cactus is known for its beautiful tubular flowers in shades of pink, red, or white. Native to Brazil, and unlike other cacti, Schlumbergera thrives in a humid environment and doesn't require full sun; in fact, it prefers filtered light. This makes it an excellent indoor plant. Watering is like poinsettias, and overwatering will lead to yellow leaves. Keep your Christmas cactus in a cool spot of around 60 degrees Fahrenheit. Many people keep the plant in a dark room for several weeks before the holidays to encourage it to bloom, although I just keep mine on my patio and balcony. My plants always bloom, but until this year, they chose their own month.

Bromeliads

I'm a huge fan of bromeliads with their colorful bracts and tropical flair. They make terrific gifts because they thrive in most conditions while being ignored. Water bromeliads in their "cup" formed by leaves and keep them in a bright location with indirect sunlight. Since they love humidity, they are a perfect plant for bathrooms. If the air is too dry, they may not bloom. You can use a humidifier to keep the air moist. Bromeliads only boast one flower before dying. But don't despair, as the "mother" dies, offshoots called "pups" appear, restarting the cycle. When the pups are large enough, they can be trans-



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planted to another container.

Anthuriums

Another personal houseplant favorite, anthuriums are known for their long-lasting red, white, or pink spathes, which look like flowers but are modified leaves. Like the other plant gifts mentioned, these striking specimens can last year-round with easy care. Prune away spent flowers to encourage new growth. Anthuriums enjoy slightly moist soil, but not soggy, and prefer bright, indirect light. Too much direct sunlight will scorch the spathes, and too little light will stunt their growth. Keep the plants away from drafts and in a warm location where the temperature remains between 70 and 80 degrees Fahrenheit. Like Goldilocks, anthuriums want temperatures to be "just right." Feed the plant with a balanced, water-soluble fertilizer every eight weeks in spring and summer.

Amaryllis Bulb

If you read my December 2025 column, you saw a photo of a waxed amaryllis bulb I was gifted. Since it required no water and no soil to grow, I placed it in a sunny spot and have been watching it grow. Soon it will have two blooms. If you are growing amaryllis in a pot, make sure it has adequate drainage and is placed in indirect light. After it has finished blooming, cut the flower stalks but leave the foliage. Reduce or stop watering and move it to a dark space. Resting is essential for it to rebloom next season.

Honoring our houseplants is a wonderful way to influence our well-being. Plants improve our moods, reduce stress, and enhance our focus. These eco-friendly gifts symbolize growth,



The waxed amaryllis bulb sprouts two blooms in the new year.

Photo Cynthia Brian

renewal, patience, and relationships that bloom over time. By nurturing these vibrant plants, you'll be reminded of the season's joy and pleasure each time you water, prune, fertilize, and admire their beauty. These gifts of plants are a lesson in love.

Happy Gardening. Happy Growing. Happy New Year!

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