LAFAYETTE · ORINDA · MORAGA

The Lamorinda Neighborhood Home Valuation *Report*

What your home is actually worth in a market where no two streets — sometimes no two homes — price the same way.



$717–848

TOWN MEDIAN SALE $ / SQ FT*

13–23 days

TOWN MEDIAN DAYS ON MARKET*

925.555.0148

ELENA.MARLOWE@EXAMPLE.COM

*Redfin city figures, retrieved Oct 21, 2026. Definitions and periods: page 2.

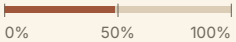
Know the market.
Then price your home.

Three city markets, shown separately. These benchmarks frame the conversation; recent comparable sales on your street establish the range for your home.

PUBLISHED MARKET BENCHMARKS · REVIEWED OCTOBER 21, 2026

	Lafayette Redfin Zillow	Moraga Redfin Zillow	Orinda Redfin Zillow
Median sale $ / sq ft [1] Current published figure	$848	$717	$718
Median days on market [2] September 2026 display	17 days	13 days	23 days
For-sale inventory [3] Unique listings during September	83	48	55
Median sale price [4] 3 months ending September 2026	$1.93M	$1.51M	$1.75M
Sold above list price [5] September 2026 display	45.5%	48.7%	38.6%







The useful takeaway

Town medians are context, not a home appraisal. Days on market measure time to contract; they do not measure how long it takes to receive multiple offers.

[1] Redfin does not separately label the $/sq ft reporting window. [2] Redfin trend tiles; time to contract. [3] Zillow monthly inventory, not a September 30 snapshot. [4] Redfin narrative period; rounded to $0.01M. [5] Redfin demand tiles; share above list. All home types. Full definitions and direct links are in the companion sourcing notes.

Three towns, three *starting points*

Start with the city benchmark. Then compare homes with the location, lot, condition and amenities that matter for your property.



Lafayette

$1.93M median sale · 17 days median DOM

83 unique for-sale listings during September (Zillow)

Compare the actual route to downtown and BART. Check the assigned school boundary and use nearby closed sales with similar access.



Orinda

$1.75M median sale · 23 days median DOM

55 unique for-sale listings during September (Zillow)

Compare usable outdoor space, slope, privacy and access. A wooded setting and a level lot serve different needs; test their value against local sales.



Moraga

$1.51M median sale · 13 days median DOM

48 unique for-sale listings during September (Zillow)

Compare renovation scope, street setting and access to schools and amenities. Similar square footage can conceal very different layouts and upkeep.

Prices: Redfin, 3 months ending September 2026, rounded. DOM: Redfin September display. Inventory: Zillow, unique listings active at any time during September 2026. City geographies; all home types. Retrieved October 21, 2026. Definitions and links: companion sourcing notes.

What actually moves *value here*

Four lenses for reading comparable sales. Their effect depends on the home and the buyer; no universal premium applies to every address.



School boundary

Verify the assigned schools directly with the district. Compare sales within the relevant boundaries and avoid relying on a ZIP code alone.



Lot & privacy

Look beyond lot area: usable space, slope, setbacks, outlook and screening all shape how a property lives.



Renovation status

Compare the scope, quality and age of improvements. Weigh condition, permits and likely repair costs alongside sale price.



BART & downtown

Check real walking routes and travel time. Consider convenience together with traffic, noise and the home's setting.

Why a generic estimate *misses the mark*

Both answers arrive as a dollar figure. Only one of them looked at your street.

	AUTOMATED ESTIMATE	LOCAL VALUATION
DATA SOURCE	Broad regional datasets and citywide averages	Recent Lamorinda sales, read street by street
COMPARABLES	With thin inventory, falls back on city medians	Verified nearby sales, adjusted for condition and timing
YOUR BLOCK & LOT	Lot shape, privacy, and exposure are invisible to the model	Weighted directly: wooded or exposed, level or steep, private or visible
SCHOOL BOUNDARY	Approximated by ZIP code or city line	Your exact elementary and Acalanes Union HSD boundary
BUYER BEHAVIOR	Backward-looking by weeks or months	What buyers competed for — and skipped — this month

A citywide benchmark cannot establish the value of an individual home. A local review tests recent closed sales against your property's condition, lot, location and timing, and explains the adjustments behind a price range. Automated estimates can offer a starting point; use property-specific evidence before setting a list price.

GET YOUR FREE LAMORINDA HOME VALUATION

A clear number beats a *guess*

Elena will personally review recent comparable sales in your town, factor in your home's specific features, and follow up within one business day with your valuation — plus context on what's driving the number.

There's no pressure to list and no scripted sales pitch. Just a straight answer from someone who knows Lamorinda block by block.



Elena Marlowe

COMPASS · LAMORINDA

Whether you're selling soon or simply want to know where you stand, *let's find your home's real number.*

EM

ILLUSTRATIVE AGENT

TEXT OR CALL

925.555.0148

EMAIL

elena.marlowe@example.com

TURNAROUND

One business day, seven days a week.

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Market data reviewed October 21, 2026.
Information deemed reliable but not guaranteed.