

MARCH 2023

HI DESERT REAL ESTATE MARKET UPDATE

Hi Desert Communities

By Bob Armstrong Real Estate Broker

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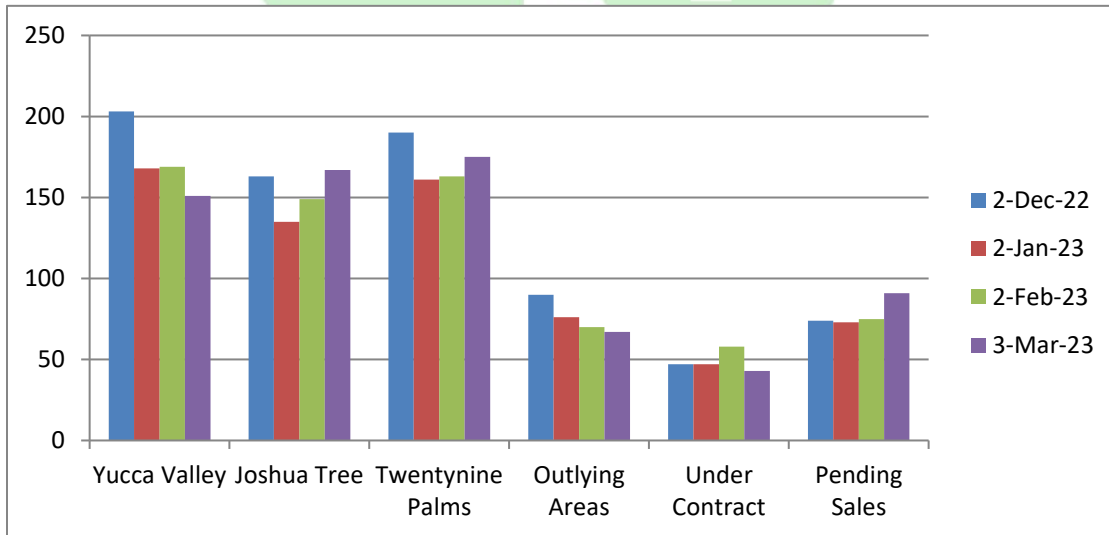
56675 Duarte St, Yucca Valley, CA 92284

DRE# 01275801

This monthly report is an attempt to provide you with mathematical information about the current real estate market in the Hi Desert communities of Yucca Valley, Joshua Tree, Twentynine Palms, and surrounding areas. I do my best to keep my opinion out of the information. If you want my opinion, just ask! I also post market information on my Facebook Fan Page (www.facebook.com/desertrealestate). All information included on this Update is gathered from the California Regional Multiple Listing Service (CRMLS) which is the predominate service in the area. **Numbers in parenthesis represent change from last month.**

INVENTORY

At this writing (March 03, 2023) we have 560 (+09) residential homes actively for sale in our area ranging from a low price of \$30,000 to a high of \$18,000,000. There are 53 (-05) properties in "Active Under Contract" status (some major contingencies but in escrow). There are 91 (+16) properties in a Pending sale (waiting on escrow to close). Of the active listings, 151 in the Yucca Valley zip code of 92284 (-18). 167 in the Joshua Tree zip code of 92252 (+18) and 175 in Twentynine Palms 92277 (+12).



WHAT IS AVERAGE?

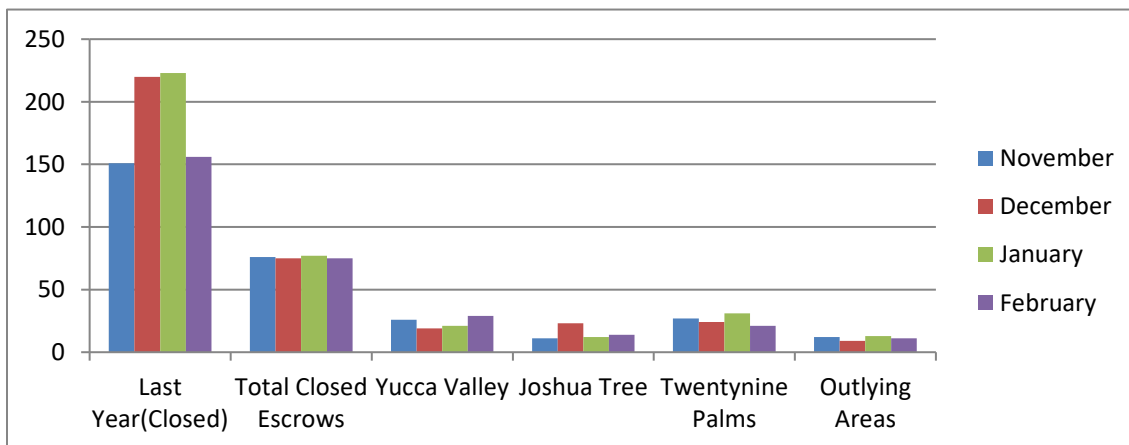
Our Hi Desert communities offer a variety of custom housing. When I refer, in this Update, to “average” just what is the definition for that month? Below is a table showing what was average for the month covered in this report (and the previous month). For the month of February 2023 our average is defined as-

COMMUNITY	Average Sold Price	Average Lot Size (sq ft)	Average Square Footage	Average Bedrooms	Average Bathrooms	Avg Price per sq ft
Yucca Valley	\$415,455	56,646	1,621	3	2	\$266.90
<i>YV last month</i>	\$390,667	56,136	1,486	3	2	\$274.07
Joshua Tree	\$383,193	74,268	1,050	2	1	\$405.38
<i>JT last month</i>	\$414,651	192,471	1,223	2	2	\$380.32
29 Palms	\$255,929	75,827	1,218	2	2	\$219.26
<i>29 last month</i>	\$221,358	111,981	1,064	2	2	\$208.66

LAST MONTHS CLOSED ESCROW INFORMATION

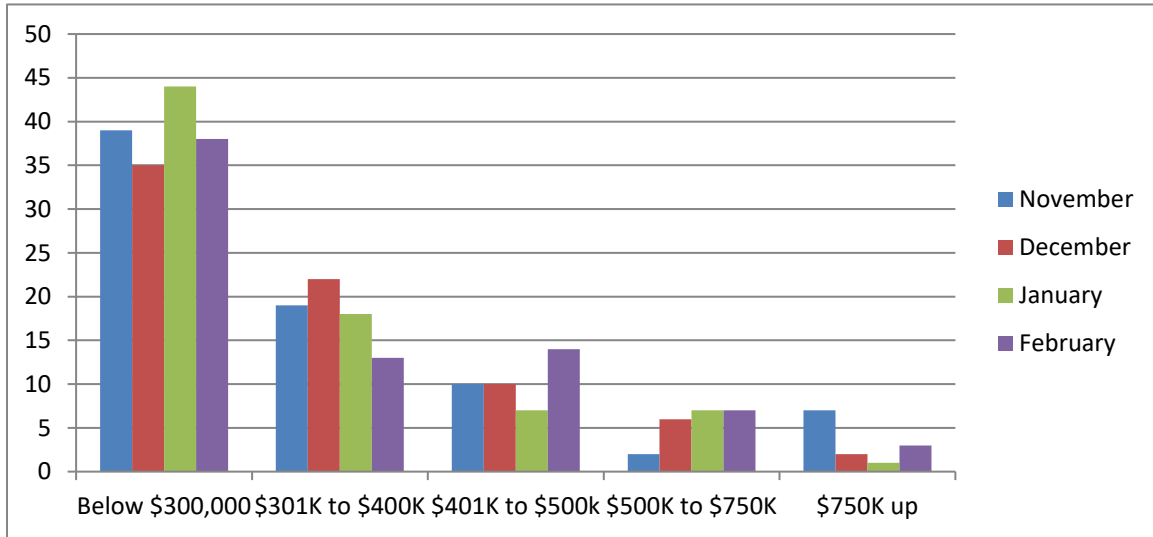
Number of Closed Escrows:

Last month (February 2023) in our Hi Desert communities of Yucca Valley, Joshua Tree, and Twentynine Palms plus outlying areas we closed escrow on 75 homes (-2). 39% of the sold homes were in Yucca Valley, 19% were in Joshua Tree, and 28% were in Twentynine Palms, 14% were from the smaller communities that surround our larger ones.



CLOSED ESCROWS BY PRICE RANGE:

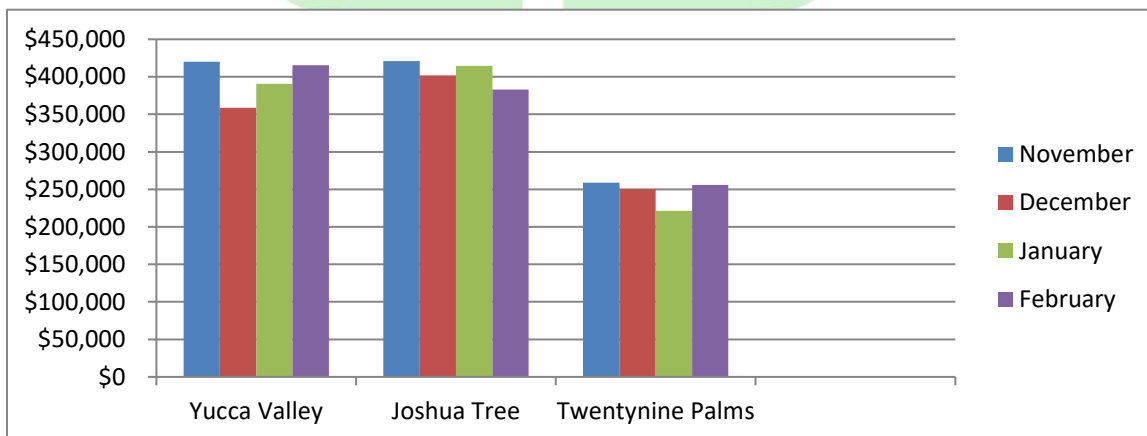
Of the 75 escrows closed in February, 38 were under \$300,000 (-06). 13 were between \$300k and \$400k (-05). 68% of homes sold under \$400k. 14 homes sold between \$400k and \$500k (+07). 7 homes sold between \$500k and \$750k (+/-0). 3 homes sold over \$750k (+02). This month the highest value home sold at \$1,275,000 and is located on Tom Mix in Pioneertown.



HOUSING STATISTICS

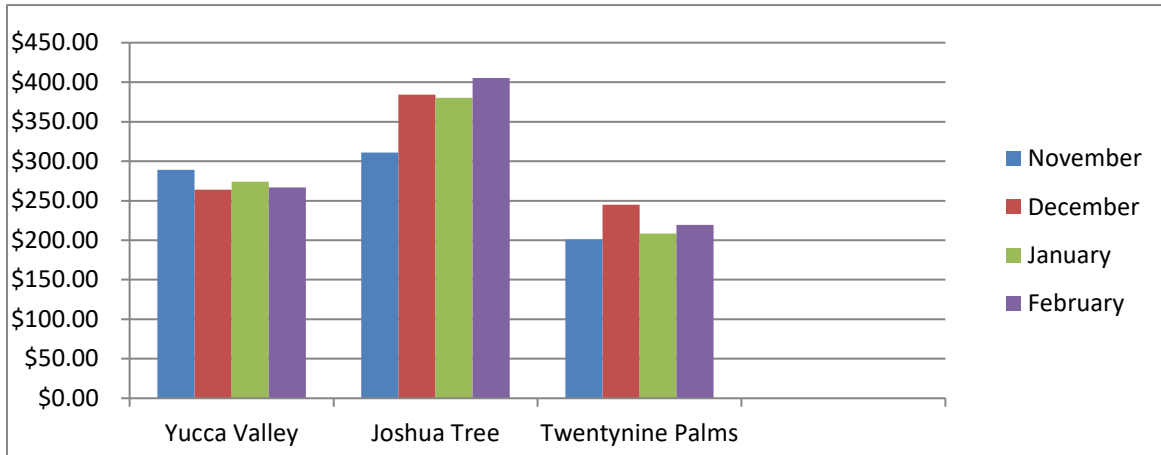
AVERAGE PRICE OF CLOSED ESCROWS:

In February, homes that closed escrow in Yucca Valley sold at an average price of \$415,455 (+\$24,788), Joshua Tree averaged \$383,193 (-\$31,458), Twentynine Palms averaged \$255,929 (+\$5,708).



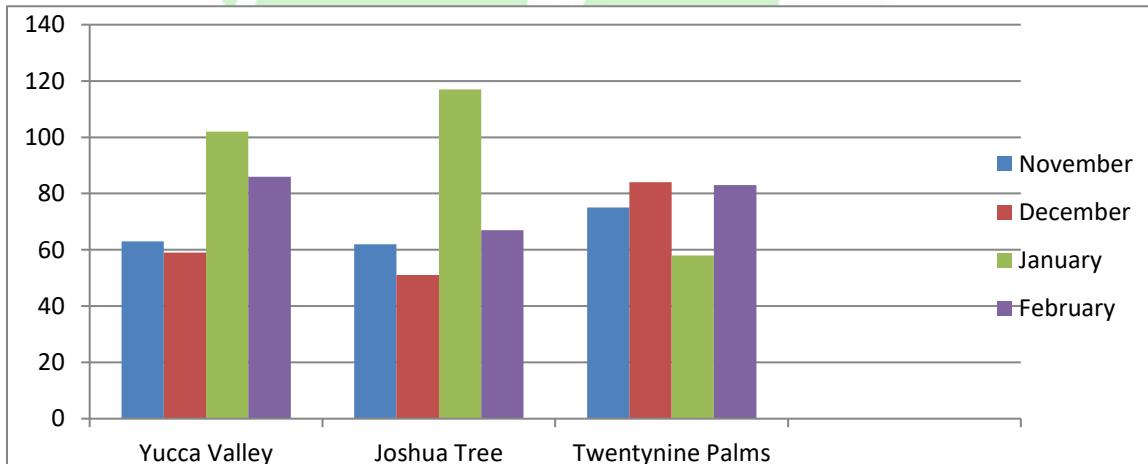
PRICE PER SQUARE FOOT OF CLOSED ESCROWS:

In February, homes that closed escrow in Yucca Valley sold for \$266.90 per square foot (-\$7.17), Joshua Tree sold for \$405.38 per square foot (+\$25.06), Twentynine Palms sold for \$219.26 per square foot (+\$10.60). The most expensive home sold by square foot this month is in Yucca Valley. This cluster of 1956 cabins has a total of 1,371 square feet, on five acres, sold for \$857.04 per square foot, and is on Hilltop Drive. The least expensive home sold was \$82.05 per square foot and is in Twentynine Palms on Bagley.



Average Days on Market:

The average days on market for sold homes in Yucca Valley in February was 86 (-16), Joshua Tree was 67 (-50), Twentynine Palms was 83 (-01).

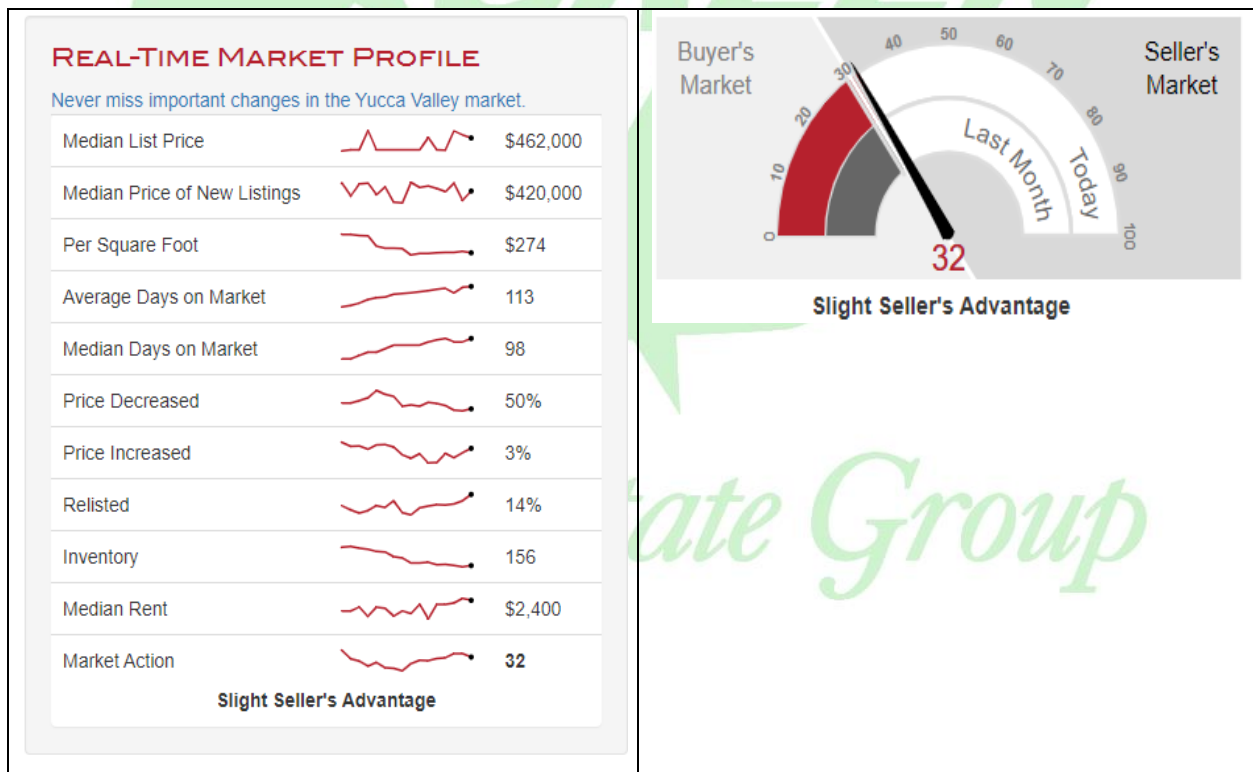


MARKET CONDITIONS

I am sharing with you the Altos Market Trend Report. This is a weekly report provided to me that can shed light on the health of our market. I use the same week of each month that I prepare my Monthly Market Update to help inform you of the trends in our market. The Market Action Index (MAI) answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

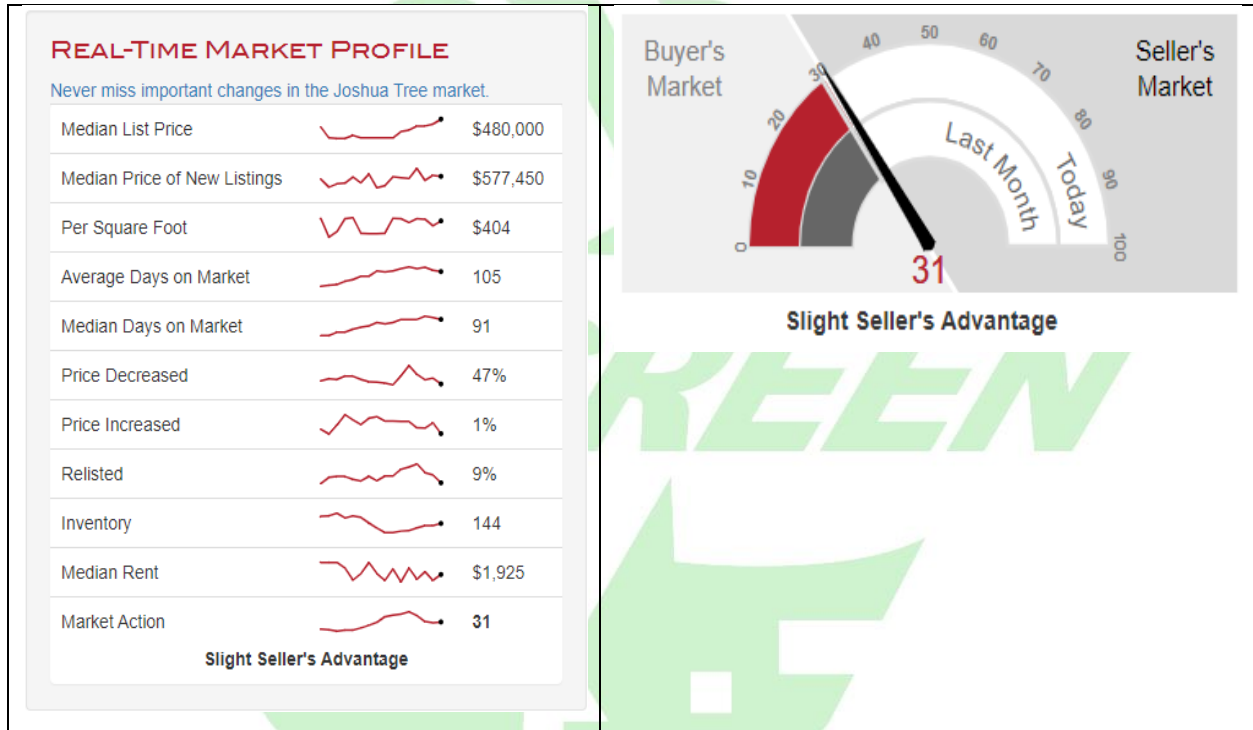
YUCCA VALLEY:

This week the median list price for Yucca Valley, CA 92284 is \$462,000 with the market action index hovering around 32. This is about the same as last month's market action index of 32. Inventory has held steady at or around 156. In the last few weeks the market has achieved a relative stasis point in terms of sales to inventory. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.



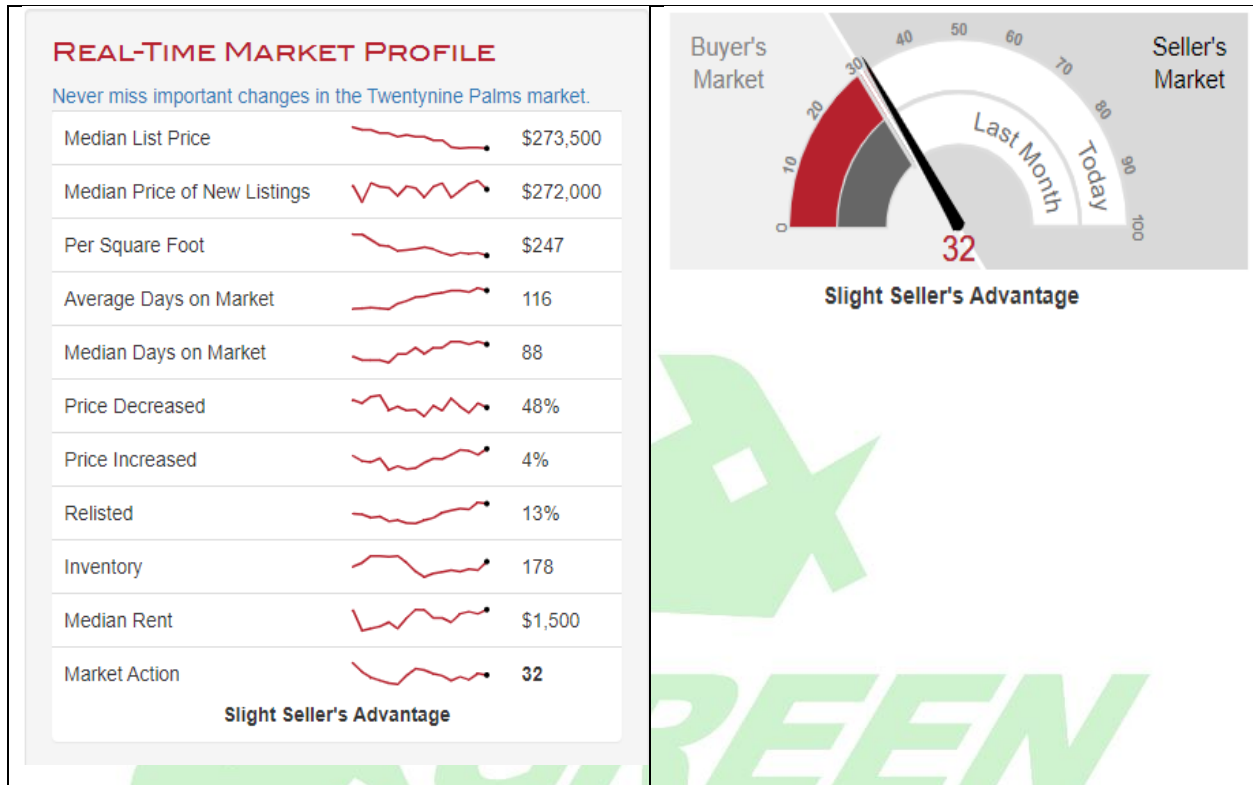
JOSHUA TREE:

This week the median list price for Joshua Tree, CA 92252 is \$480,000 with the market action index hovering around 31. This is less than last month's market action index of 32. Inventory has increased to 144. The market has started cooling and prices have been flat for several weeks. Since we're in the Seller's zone, watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.



TWENTYNINE PALMS

This week the median list price for Twentynine Palms, CA 92277 is \$273,500 with the market action index hovering around 32. This is about the same as last month's market action index of 32. Inventory has increased to 178. The market remains in a relative stasis in terms of sales to inventory and prices have been relatively stable for a few weeks. However, inventory is sufficiently low to keep us in the Seller's Market zone so watch changes in the MAI. If the market heats up, prices are likely to resume an upward climb.



If you would like to better understand the math and dynamics of our local market, text, email, or call and let's discuss your questions and concerns. I can find a winning strategy for you in any market.

Sincerely,

Bob Armstrong

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