



# High Desert Housing Report

# HOUSING MARKET

High Desert Review



**The situation  
has changed.**



# HOUSING SUMMARY

## High Desert Market Review

- Market Shift - like California, the HD also saw a shift in 2018
- 2018 vs 2017
  - Fewer multiple offers
  - List vs Sales Price widened
  - Days on Market increased
  - Months of inventory increased
  - Slight Price Increase
- Shift Impacts;
  - Market Confidence
  - Outside influencers; trade tariffs, government shutdown
  - Interest rates affecting buyer confidence
  - Housing shortage remains & limited building

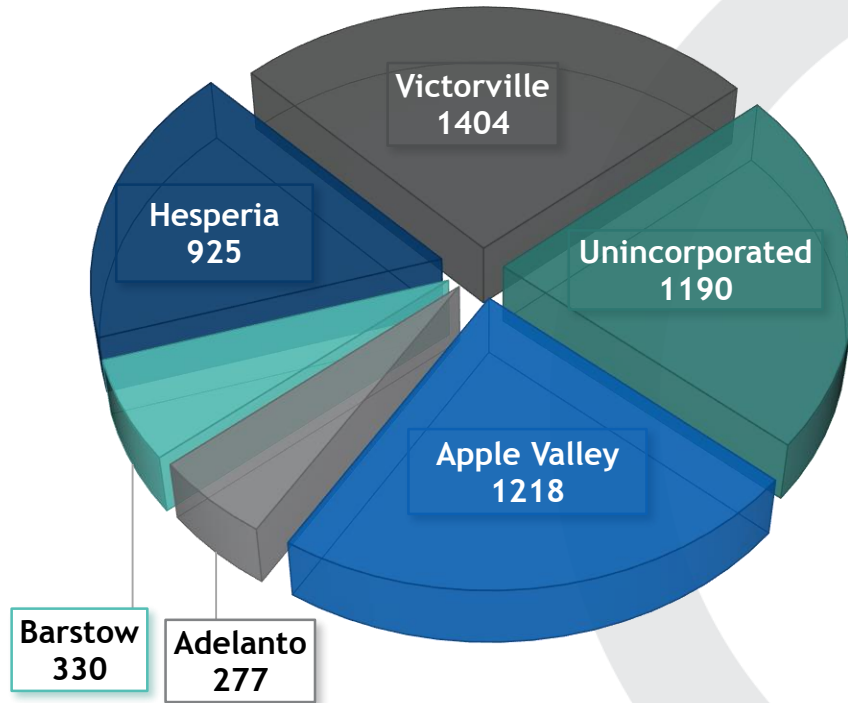




# 2018 - By the Numbers

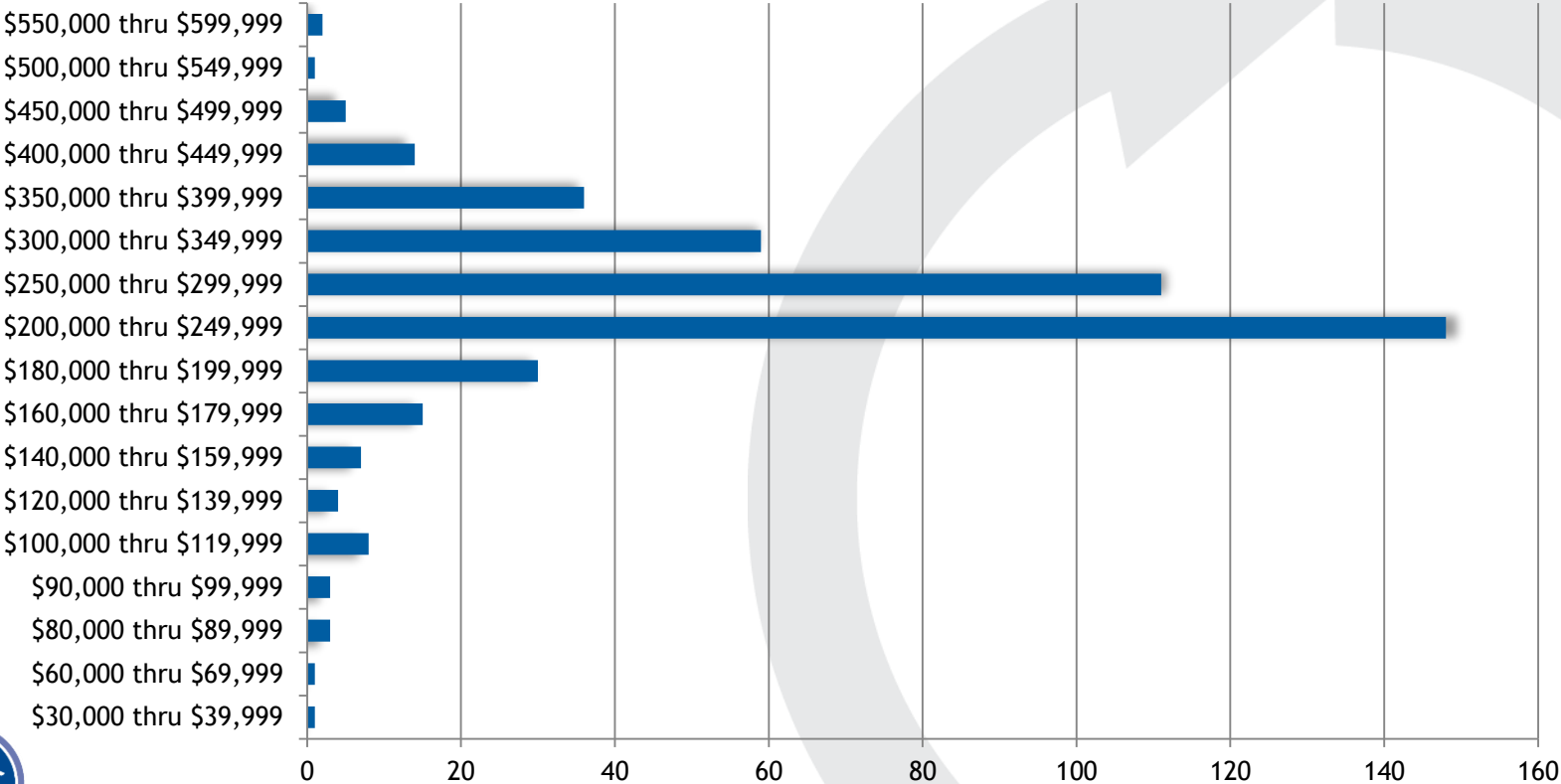
# HOUSING MARKET

## 2018 Sales by City



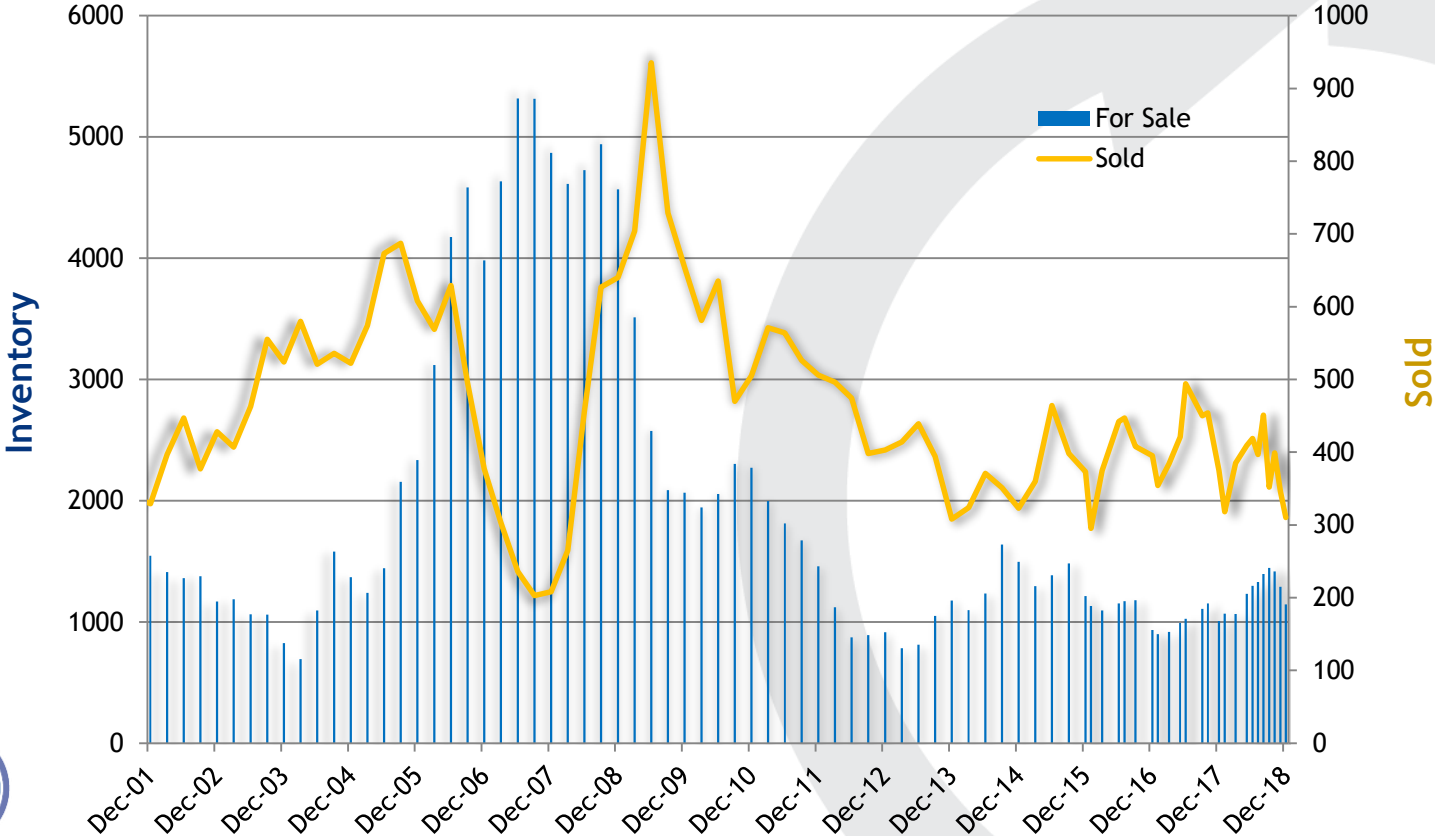
# HOUSING MARKET

## Home Sales by Price Range



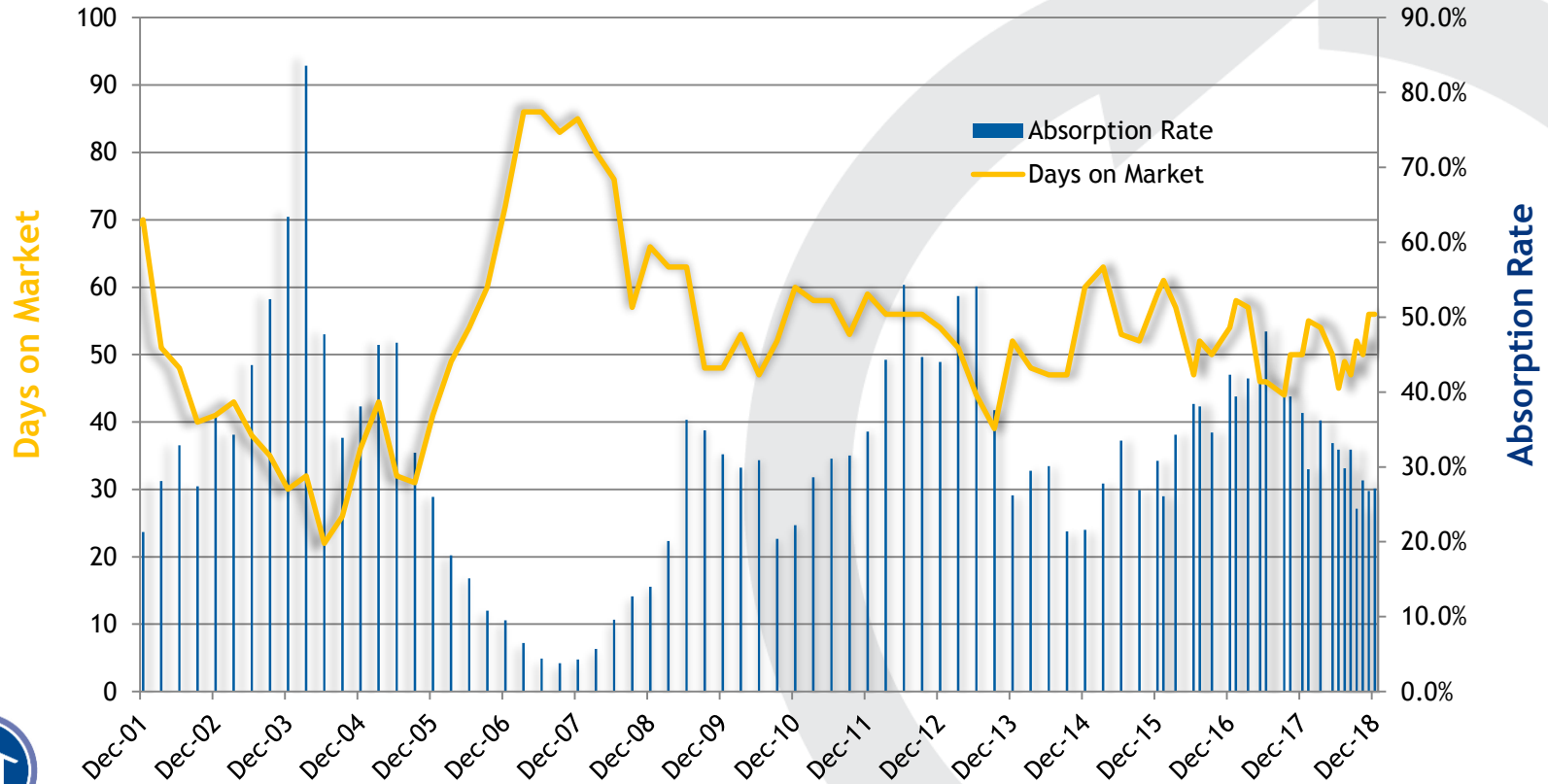
# HOUSING MARKET

Inventory | Sold



# HOUSING MARKET

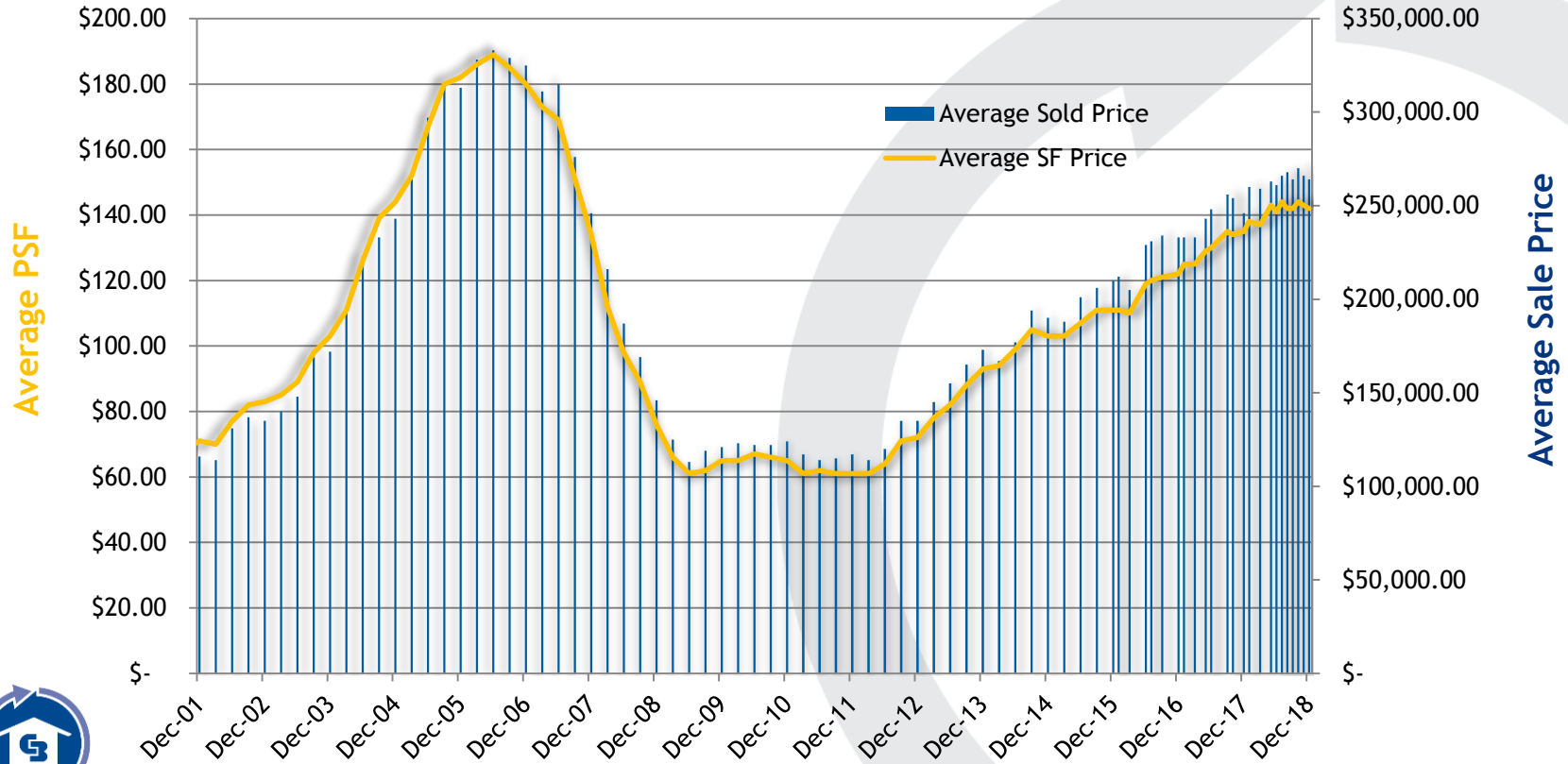
Days on Market | Absorption Rate





# HOUSING MARKET

## PSF | Sale Price



# HOUSING SUMMARY

## Review & Forecast

- 2018 Sales prices increased 4.3% over 2017
- 1,263 homes for sale ending 2018, a 12.7% increase over 2017
- 4 months of inventory; deficient of 6 month target
- Sales price PSF increased to \$140 PSF
- New housing starts stagnant
- Lack of Affordability throughout CA drives demand in HD
- Key Indicators are positive; unemployment, interest rates, no hypersupply
- Watch; Government shut downs and global market influencers
- High Desert median sales price is 22% below peak



# MONTHLY HOUSING REPORTS



HOME SOURCE



HOME SOURCE

VICTOR VALLEY  
HOUSING MARKET

**\$240,000**  
MEDIAN SALES PRICE

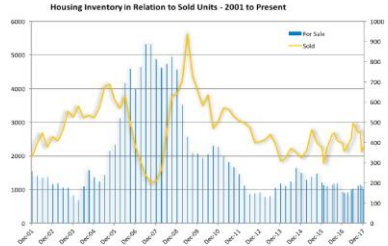
**1008**  
HOMES ON THE MARKET

**375**  
HOMES SOLD LAST MONTH

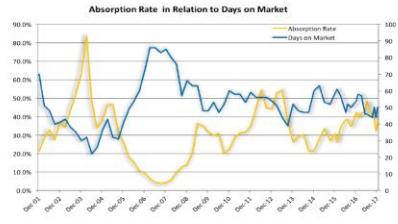
**4.3%**  
PRICE INCREASE  
YEAR OVER YEAR

**\$135.00**  
AVERAGE PRICE PSF

## Housing Market



## Current Conditions



HOME SOURCE

BARSTOW  
HOUSING MARKET

**\$115,000**  
MEDIAN SOLD PRICE

**112**  
HOMES ON THE MARKET

**26**  
HOMES SOLD LAST MONTH

**2.7%**  
PRICE INCREASE  
YEAR OVER YEAR

**\$91.00**  
AVERAGE PRICE PSF





| Thank you

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