



**JOSHUA TREE GATEWAY  
ASSOCIATION OF REALTORS®**

# **MORONGO BASIN MARKET WATCH**

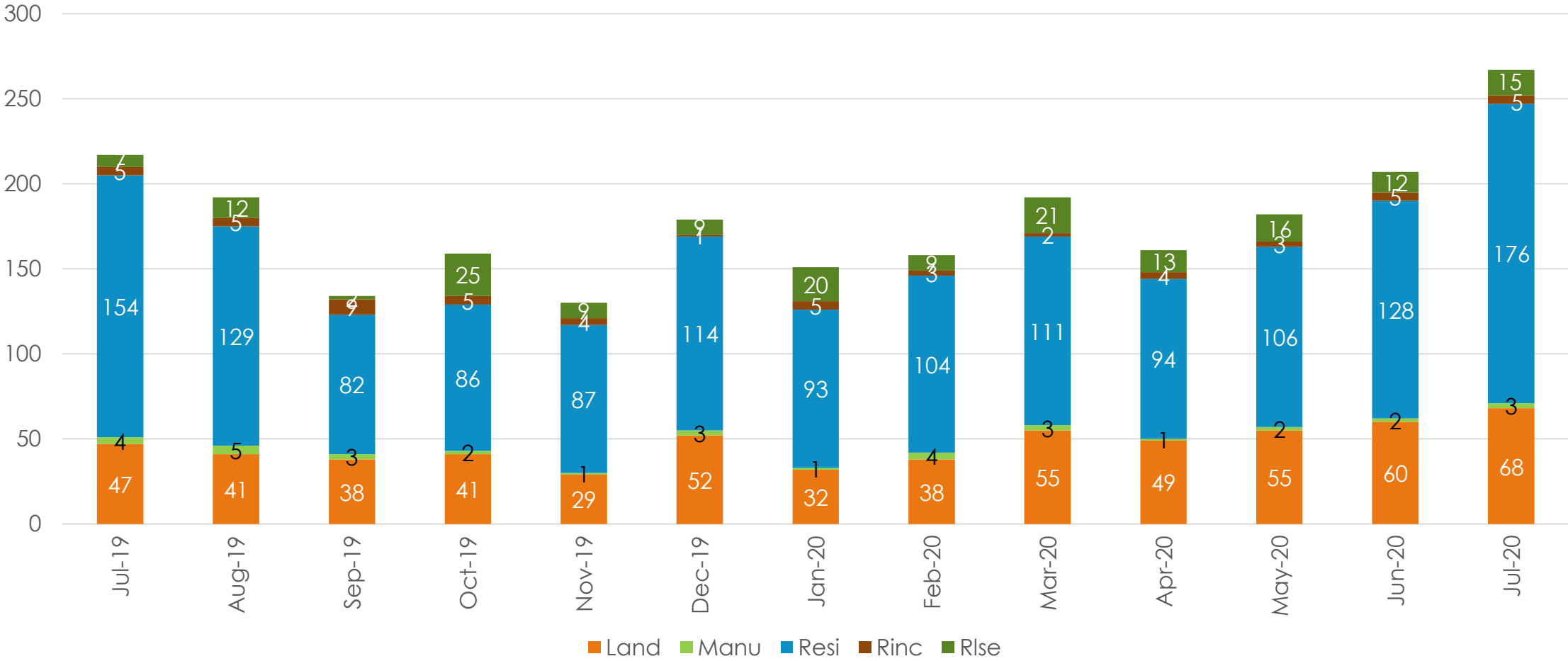
**REAL ESTATE SALES STATISTICS**

**JULY 2020**

Compiled by Joshua Tree Gateway Association of REALTORS®

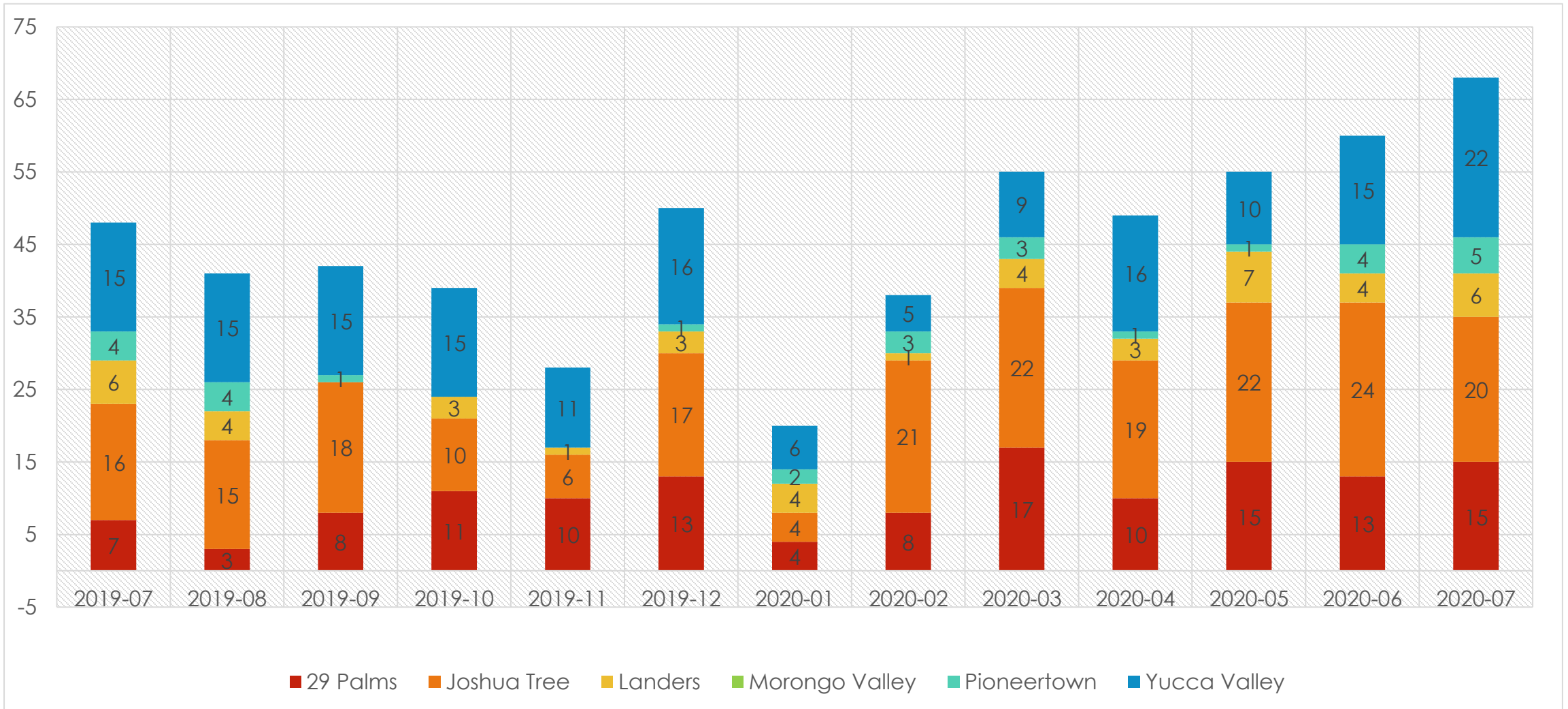
# CLOSED SALES BY PROPERTY TYPE

JULY 2020



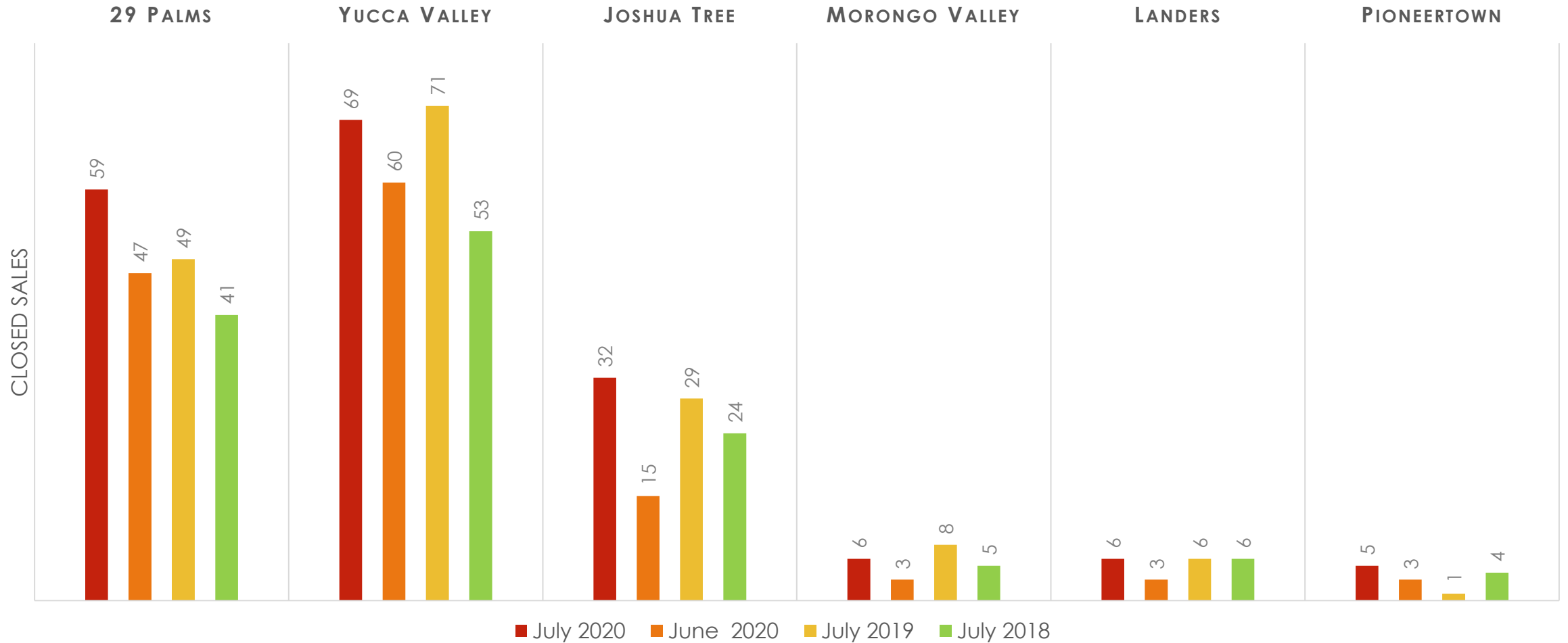
# MORONGO BASIN LAND SALES

## JULY 2020



# RESIDENTIAL CLOSED SALES BY CITY

## JULY 2020



# RESIDENTIAL MEDIAN SALES PRICE BY CITY

## JULY 2020



29 PALMS

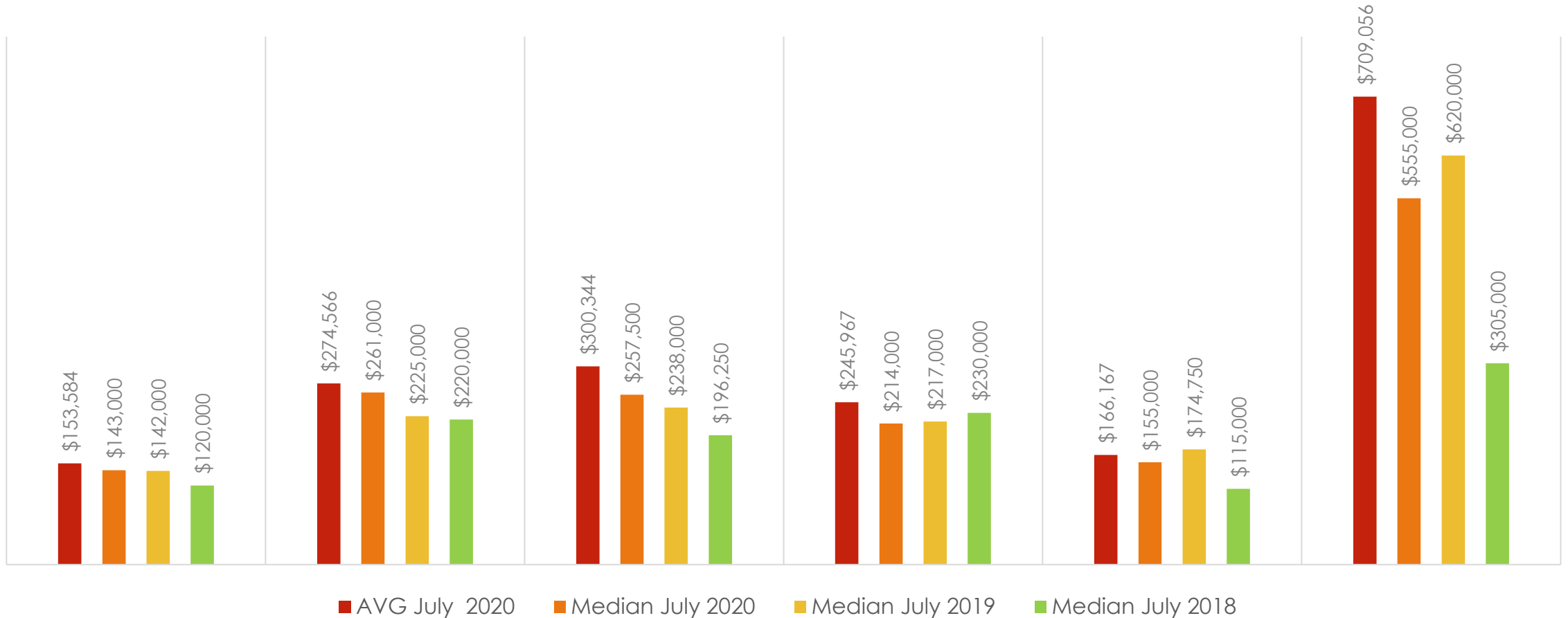
YUCCA VALLEY

JOSHUA TREE

MORONGO VALLEY

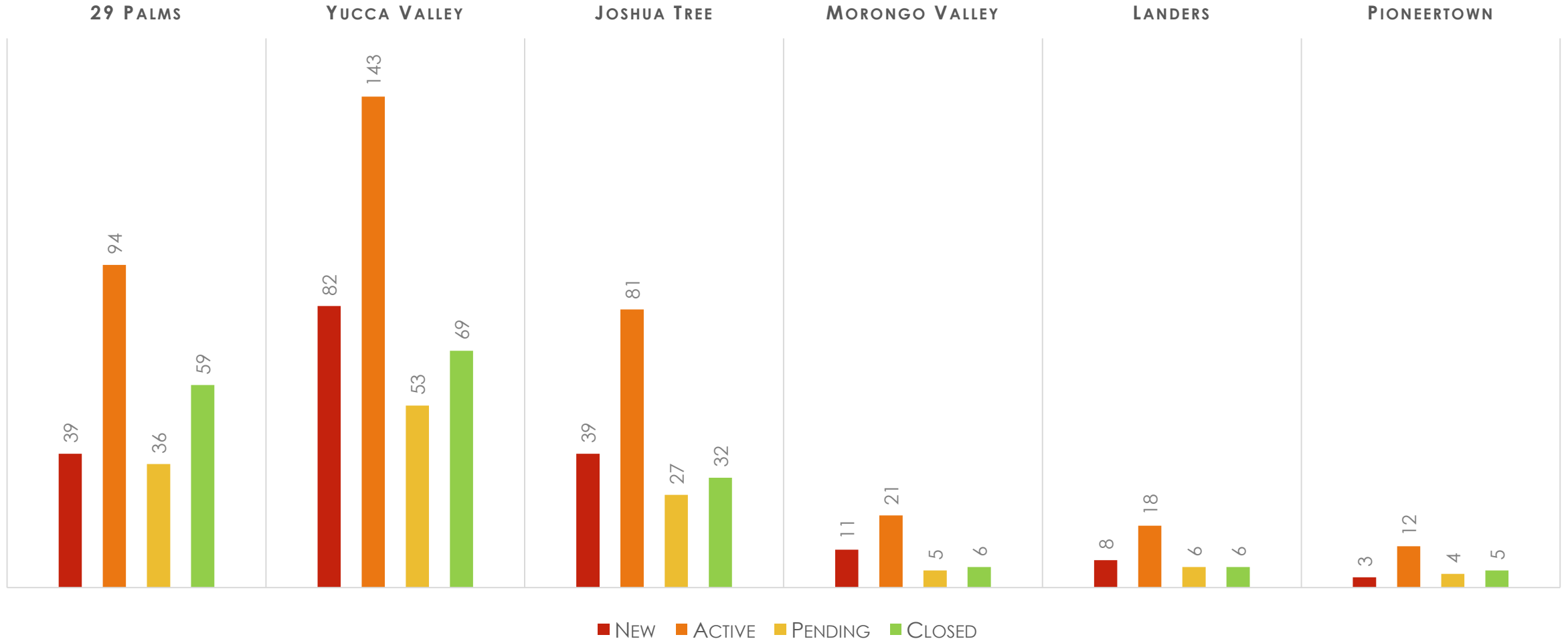
LANDERS

PIONEERTOWN



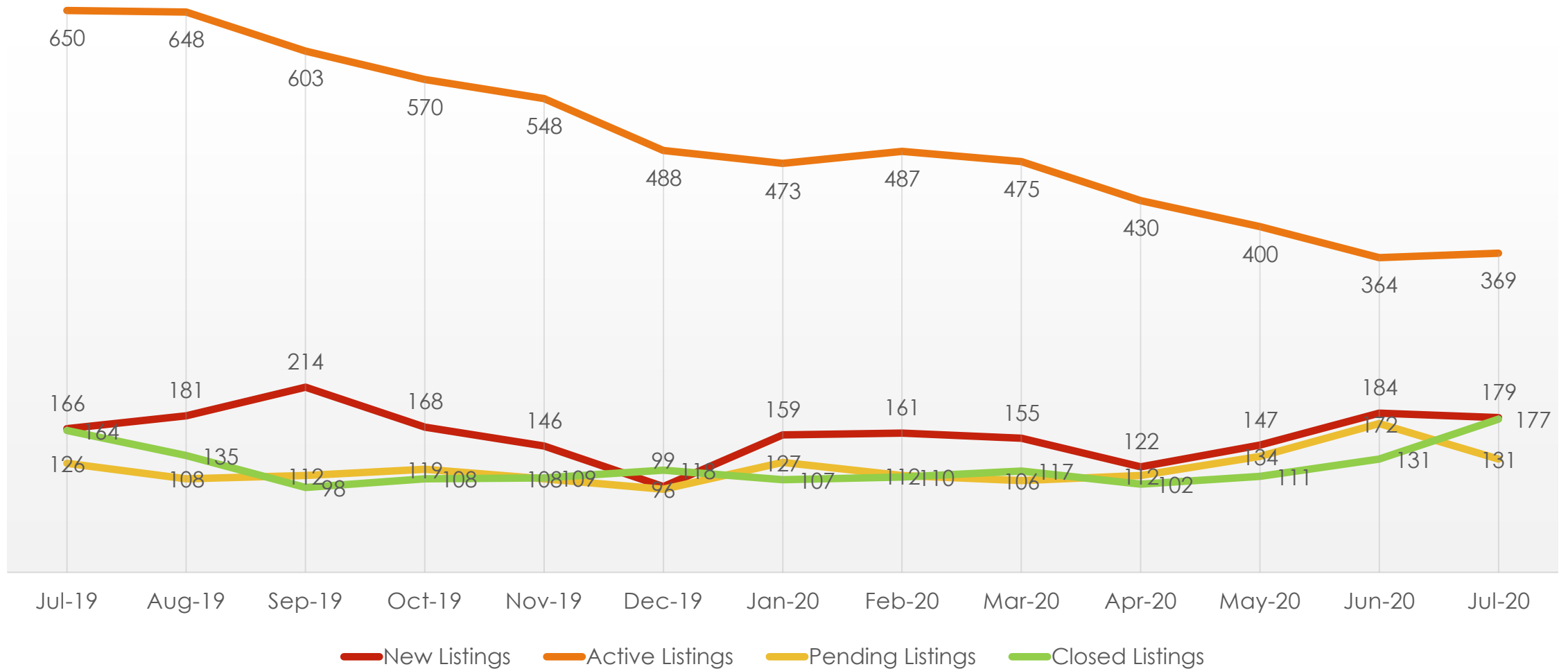
# RESIDENTIAL INVENTORY INFO BY CITY

## JULY 2020



# RESIDENTIAL LISTING INVENTORY

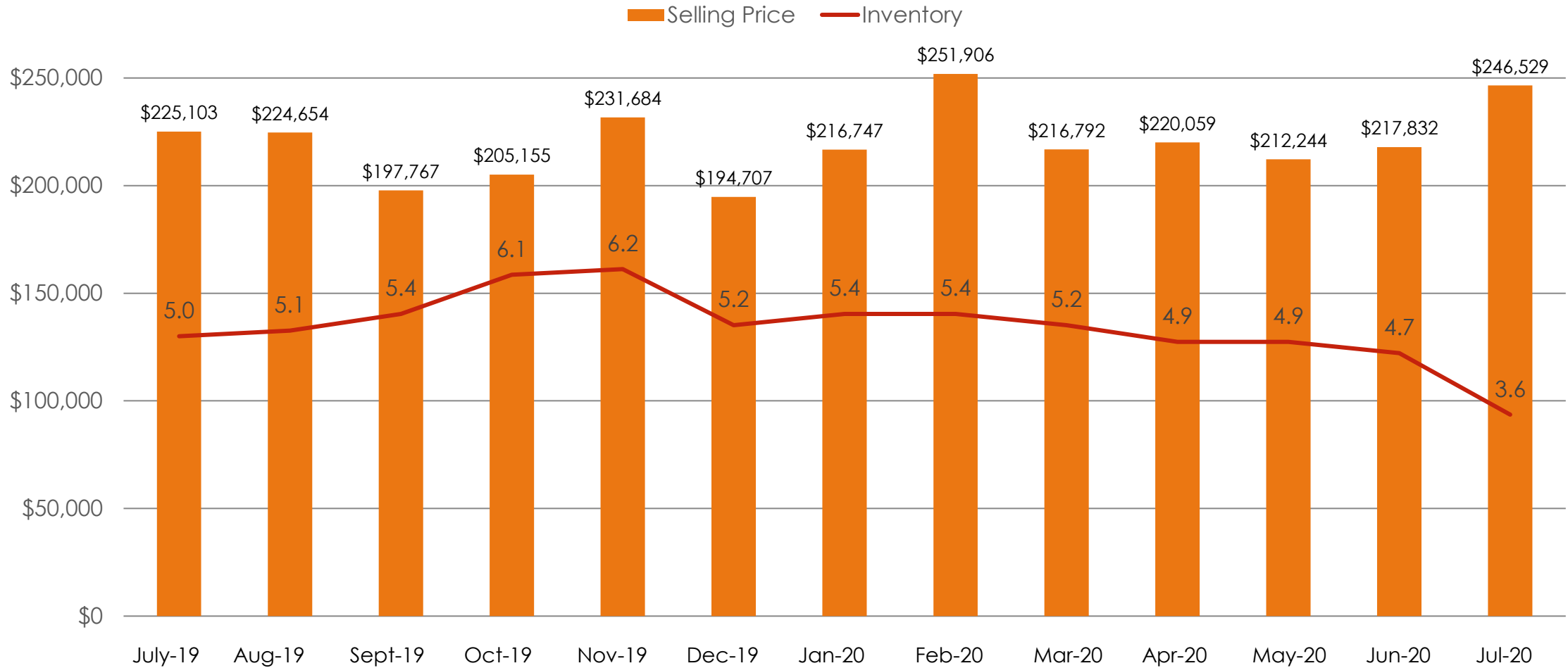
JULY 2020



Inventory = Active +  
Divided by 3 month  
Average Sale Rate

# RESIDENTIAL DAYS ON MARKET

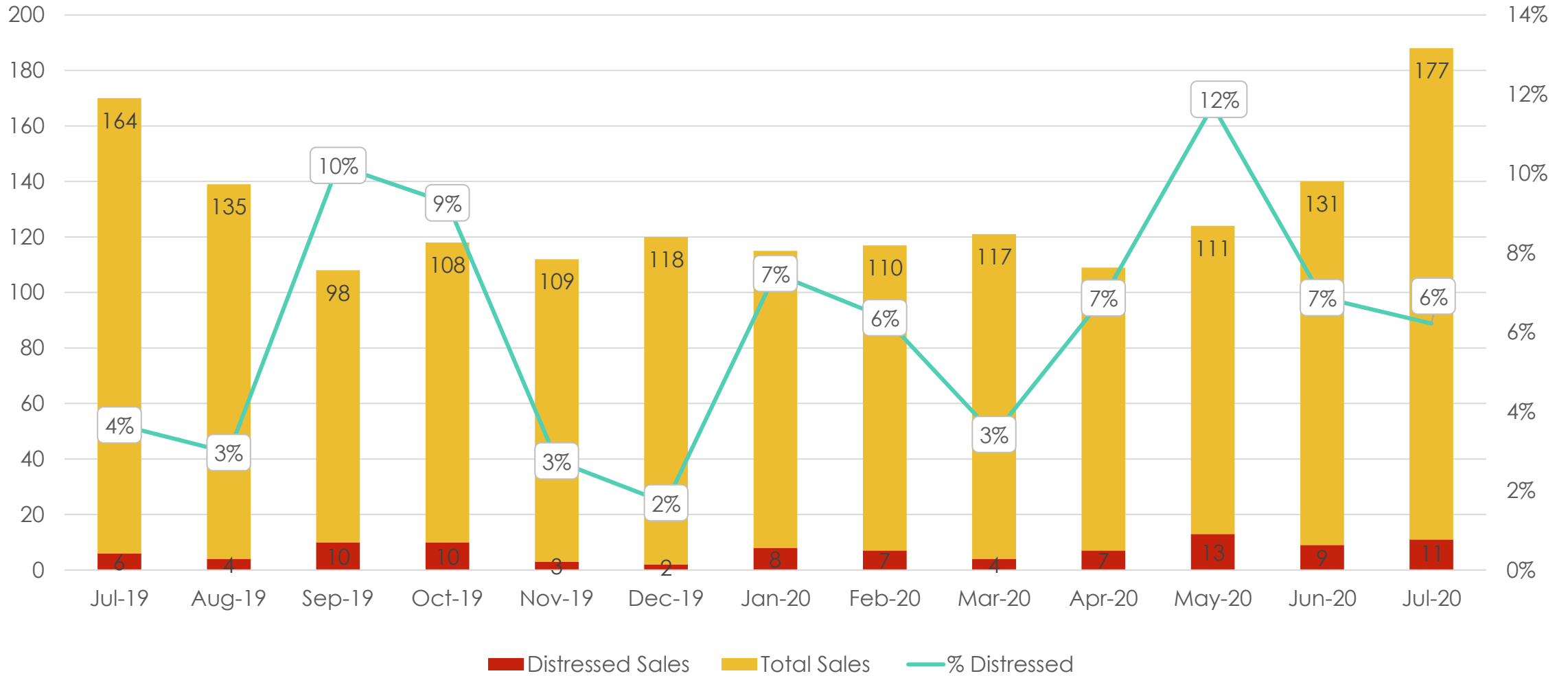
## AVG SELLING PRICE VS. INVENTORY IN MONTHS SUPPLY





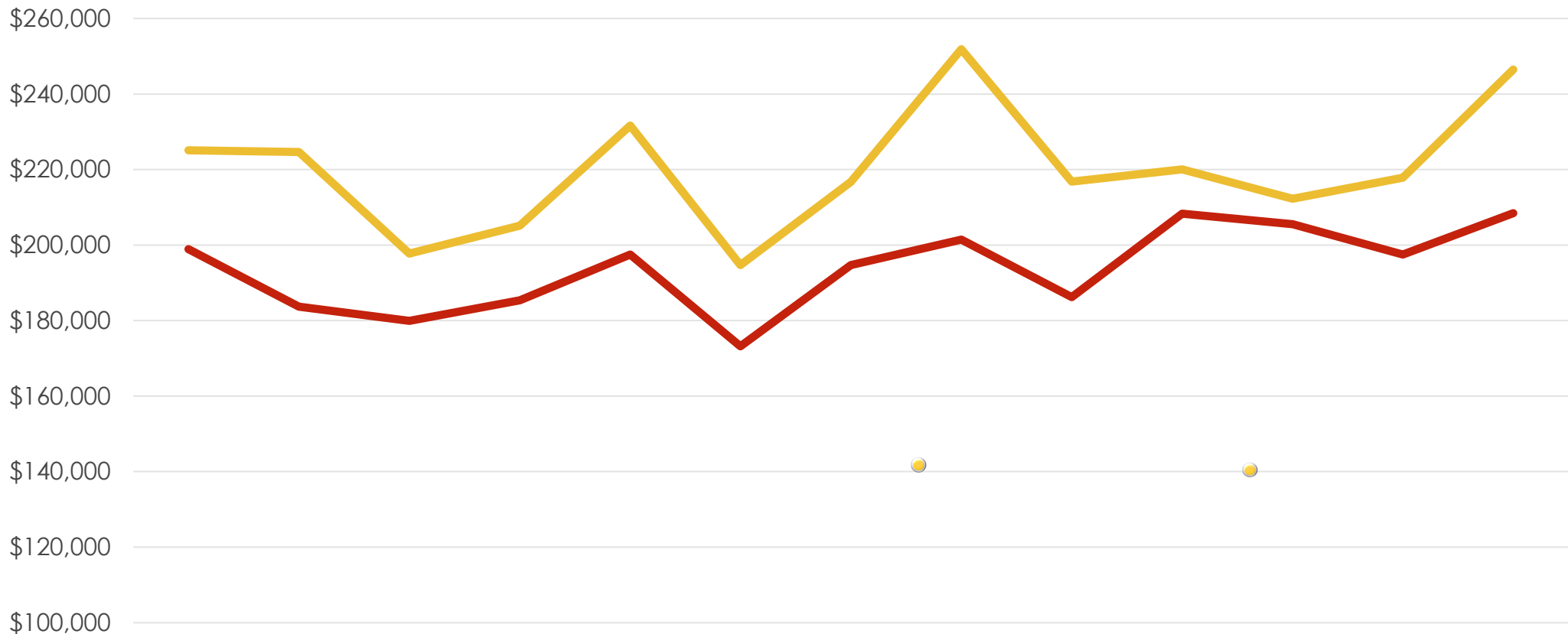
# DISTRESSED SALES VS. TOTAL SALES

## LAST 12 MONTHS, JULY 2020



# MEDIAN RESIDENTIAL PRICE

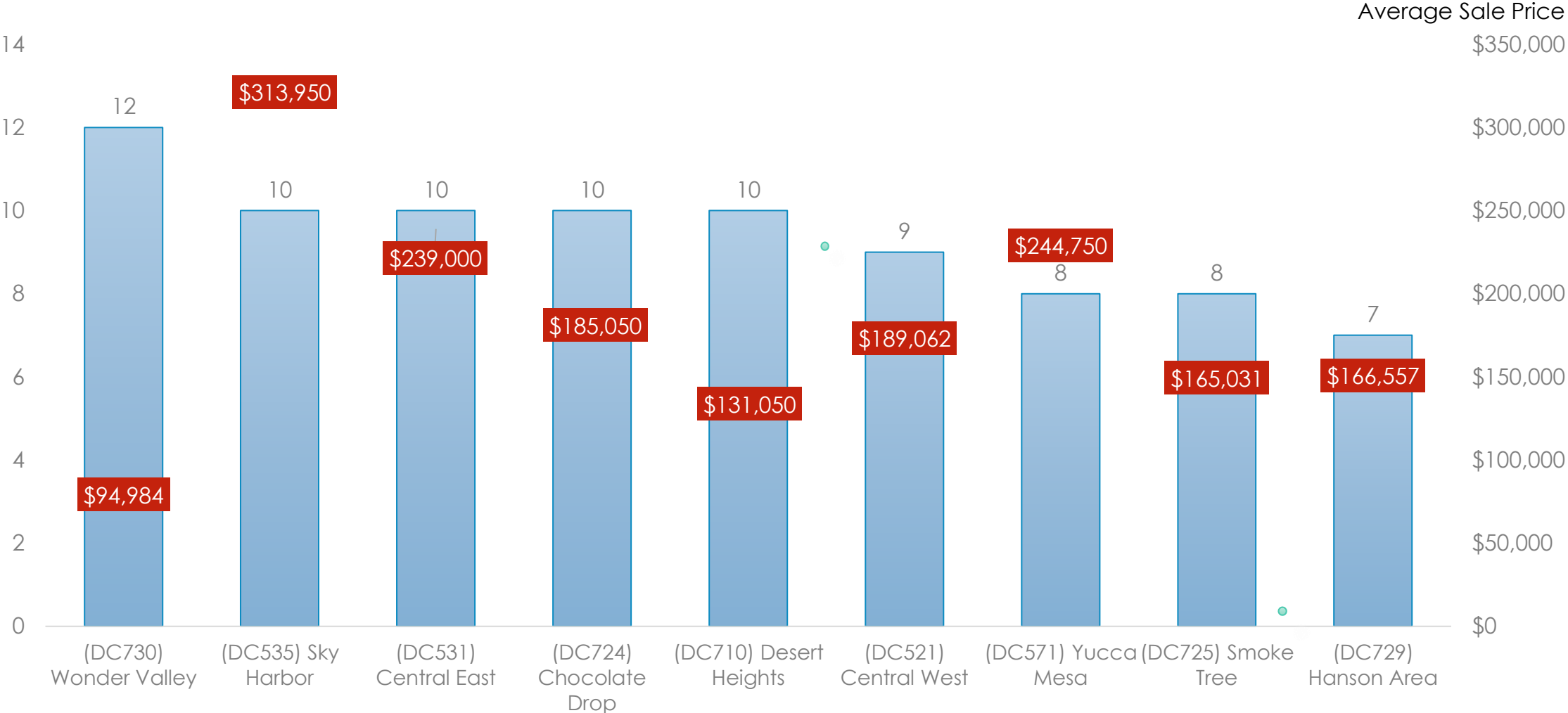
JULY 2019 - JULY 2020



	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
● Median Sale Price	\$198,899	\$183,665	\$179,908	\$185,344	\$197,486	\$173,171	\$194,738	\$201,468	\$186,231	\$208,343	\$205,541	\$197,465	\$208,475
● Average Sale Price	\$225,103	\$224,654	\$197,767	\$205,155	\$231,684	\$194,707	\$216,747	\$251,906	\$216,792	\$220,059	\$212,244	\$217,832	\$246,529

# RESIDENTIAL SALES BY MAP AREA

JULY 2020

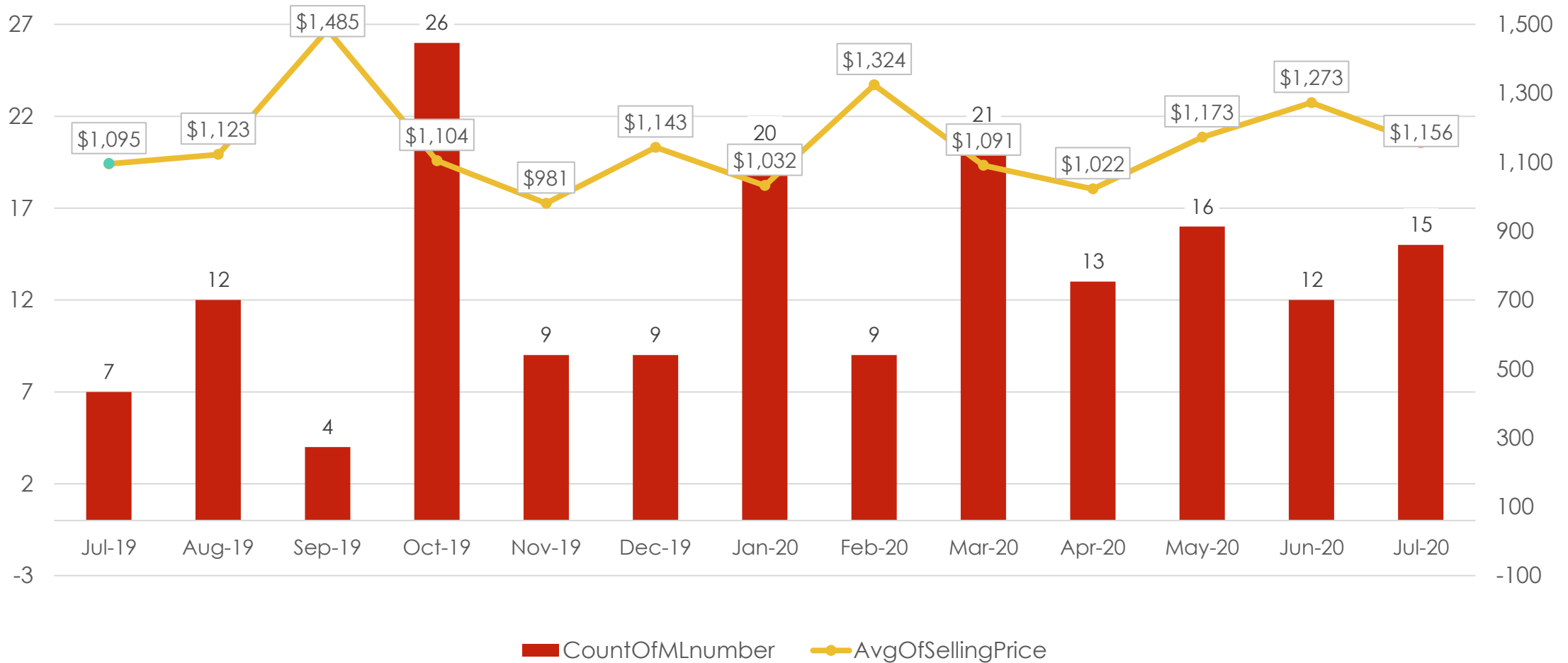


# RESIDENTIAL LIST PRICE VS. SOLD PRICE (AVERAGE) JULY 2019 – JULY 2020



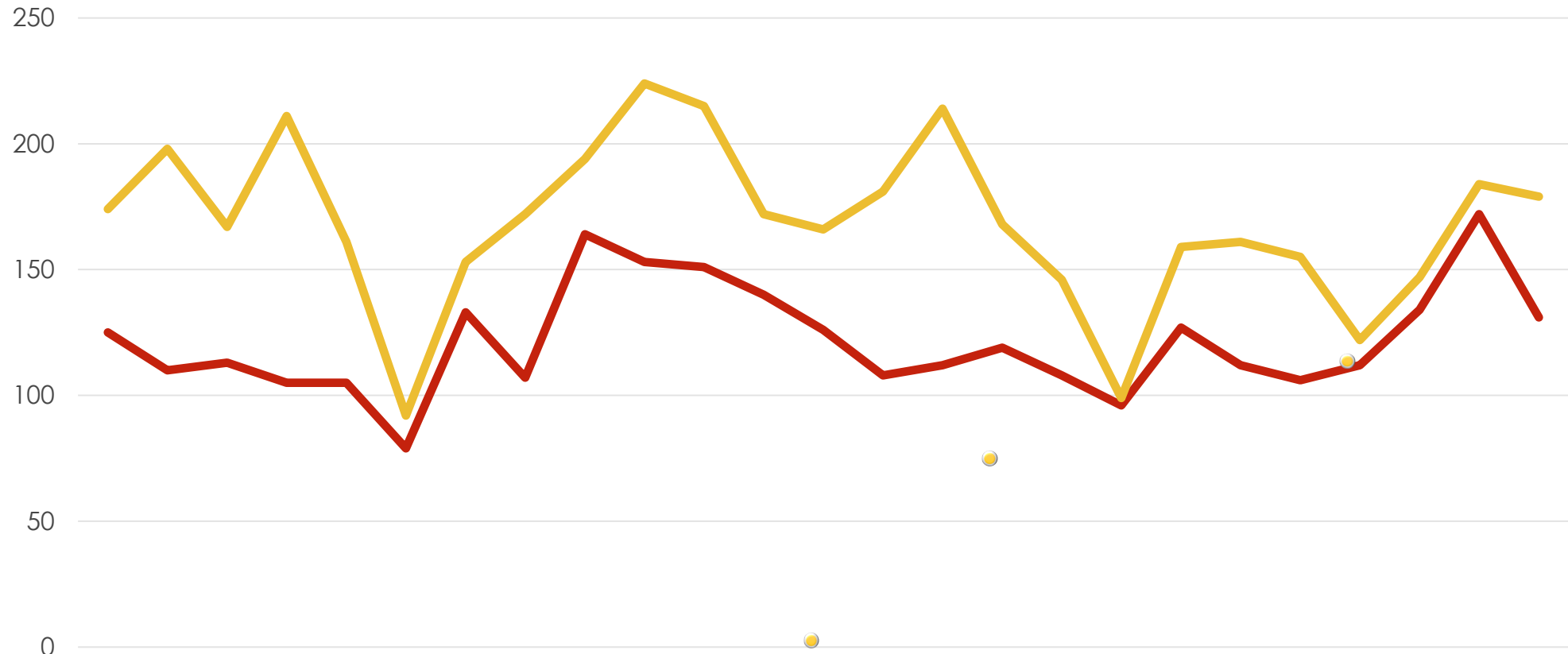
# LEASE LISTING COUNT & LEASED PRICE

JULY 2019– JULY 2020



# NEW LISTINGS VS PENDING SALES

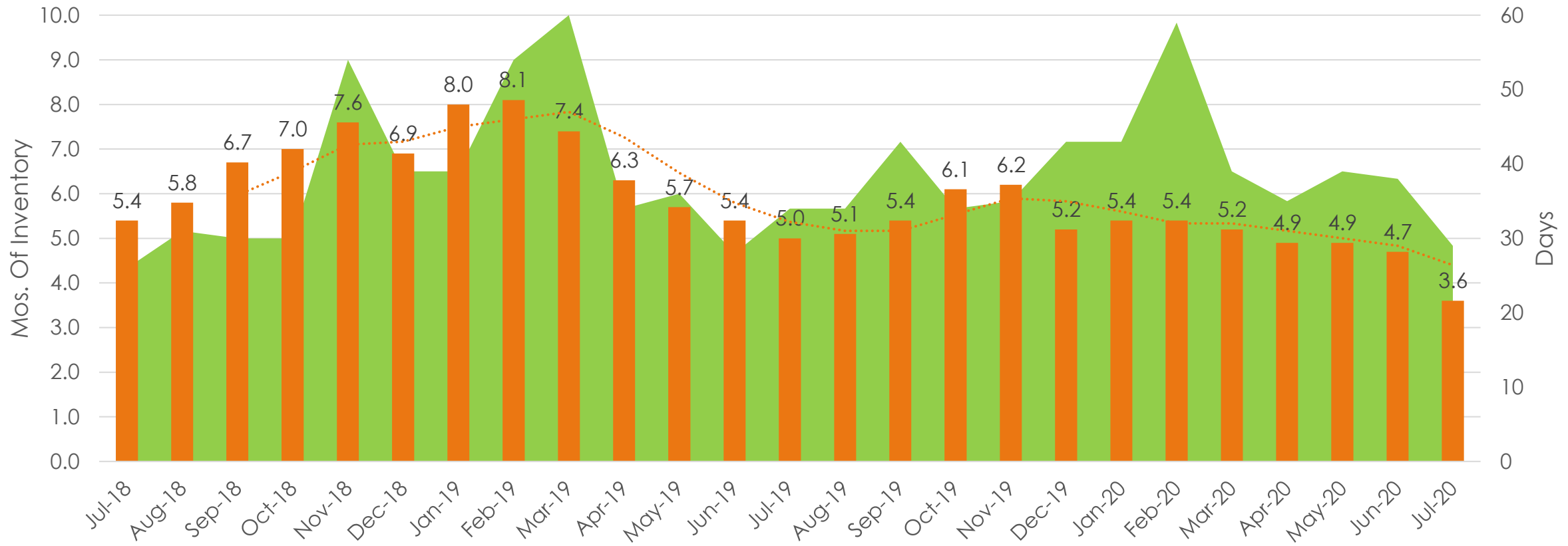
JULY 2018 - JULY 2020



	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
New Listings	125	110	113	105	105	79	133	107	164	153	151	140	126	108	112	119	108	96	127	112	106	112	134	172	131
Pending Listings	174	198	167	211	161	92	153	172	194	224	215	172	166	181	214	168	146	99	159	161	155	122	147	184	179

# RESIDENTIAL DAYS ON MARKET VS. INVENTORY

## 2 YEAR PERIOD, 2018 TO JULY 2020



	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20
AvgOfDaysOnMarket	26	31	30	30	54	39	39	54	60	34	36	28	34	34	43	34	35	43	43	59	39	35	39	38	29
Inventory	5.4	5.8	6.7	7.0	7.6	6.9	8.0	8.1	7.4	6.3	5.7	5.4	5.0	5.1	5.4	6.1	6.2	5.2	5.4	5.4	5.2	4.9	4.9	4.7	3.6

■ AvgOfDaysOnMarket    
 ■ Inventory    
 ⋯ 3 per. Mov. Avg. (Inventory)



# MORONGO BASIN AREA

DISTRIBUTION OF  
LISTINGS BY LISTING  
AGENT'S AOR

DATA: SALES  
CLOSED JULY 2020

Association	Comm	Land	Manu	Resi	Rinc	Rlse	Total	% of Sales
Burbank		1					1	0.4%
California Desert		2		7	1		10	3.9%
Citrus Valley				7			7	2.7%
Downey				4			4	1.6%
East Valley				3		1	4	1.6%
Inland Valleys				7			7	2.7%
Joshua Tree	1	47	3	111	3	12	177	69.1%
Orange County		3		6		1	10	3.9%
Pacific West		1		4			5	2.0%
Palm Springs		6		6			12	4.7%
San Diego				1			1	0.4%
Southland				1			1	0.4%
Southwest Riverside County		2		4	1	1	8	3.1%
The Inland Gateway				2			2	0.8%
Tri-Counties				1			1	0.4%
Victor Valley		4		1			5	2.0%
West San Gabriel Valley				1			1	0.4%
<b>Total</b>	<b>1</b>	<b>66</b>	<b>3</b>	<b>166</b>	<b>5</b>	<b>15</b>	<b>256</b>	



THANK YOU FOR WATCHING!



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