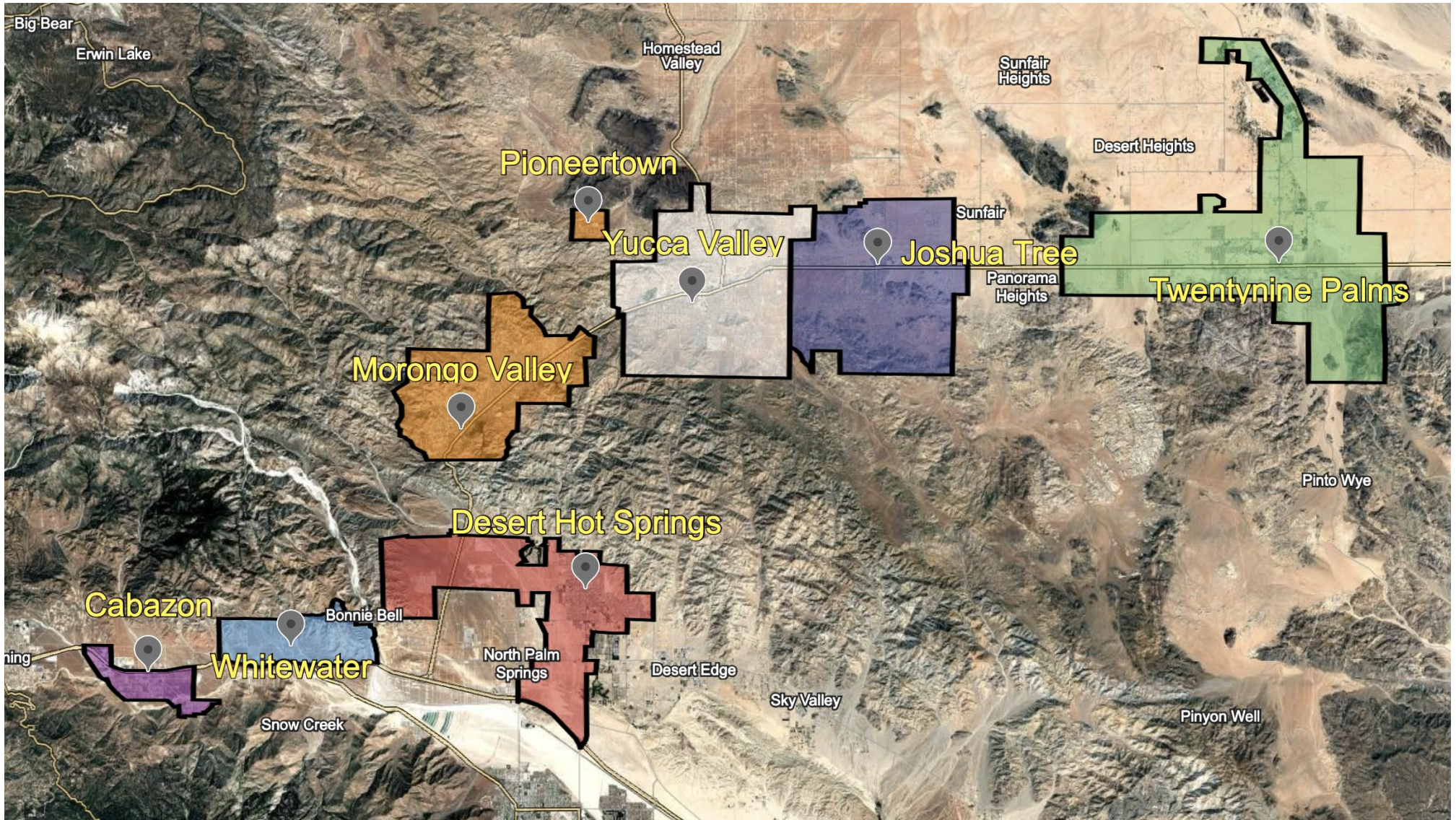


*May 2025*

# Market Conditions for the Yucca Valley Region

29 Palms  
Cabazon  
Desert Hot Springs  
Joshua Tree  
Morongo Valley  
Pioneertown  
Whitewater  
Yucca Valley

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**Franklin**  
Loan Center®



# The Yucca Valley Region

## May 2025

### SUMMARY \*

**PRICE:** The average detached home in the Yucca Valley Region is 1,470 sq. ft. and its price at the end of May was \$399,236. This compares to \$414,293 a year ago. Price changes range from 3.1% in Morongo Valley to -24.7% in Cabazon.

**SALES:** Average monthly sales in the Yucca Valley Region in May averaged 139 units compared to 119 units a year ago. The city with the largest unit sales is Desert Hot Springs with 46 units. This is followed by Yucca Valley with 38 and 29 Palms with 24.

**INVENTORY:** Inventory at the end of the month was 1019 units compared to 850 units last year. This is a change of 22%. Yucca Valley has the largest detached inventory in the region with 302 units, followed by Desert Hot Springs with 219 units and 29 Palms with 215. The Yucca Valley region's "months of sales" ratio at the end of May, which is total inventory divided by total sales, was 7.9 months. This compares to 7.3 months a year ago.

**DOM:** In May, the average regional selling time was 84 days compared to 61 days last year. Morongo Valley and Whitewater have the lowest number at 40 days and 45 days respectively. Joshua Tree has the longest average selling time at 106 days.

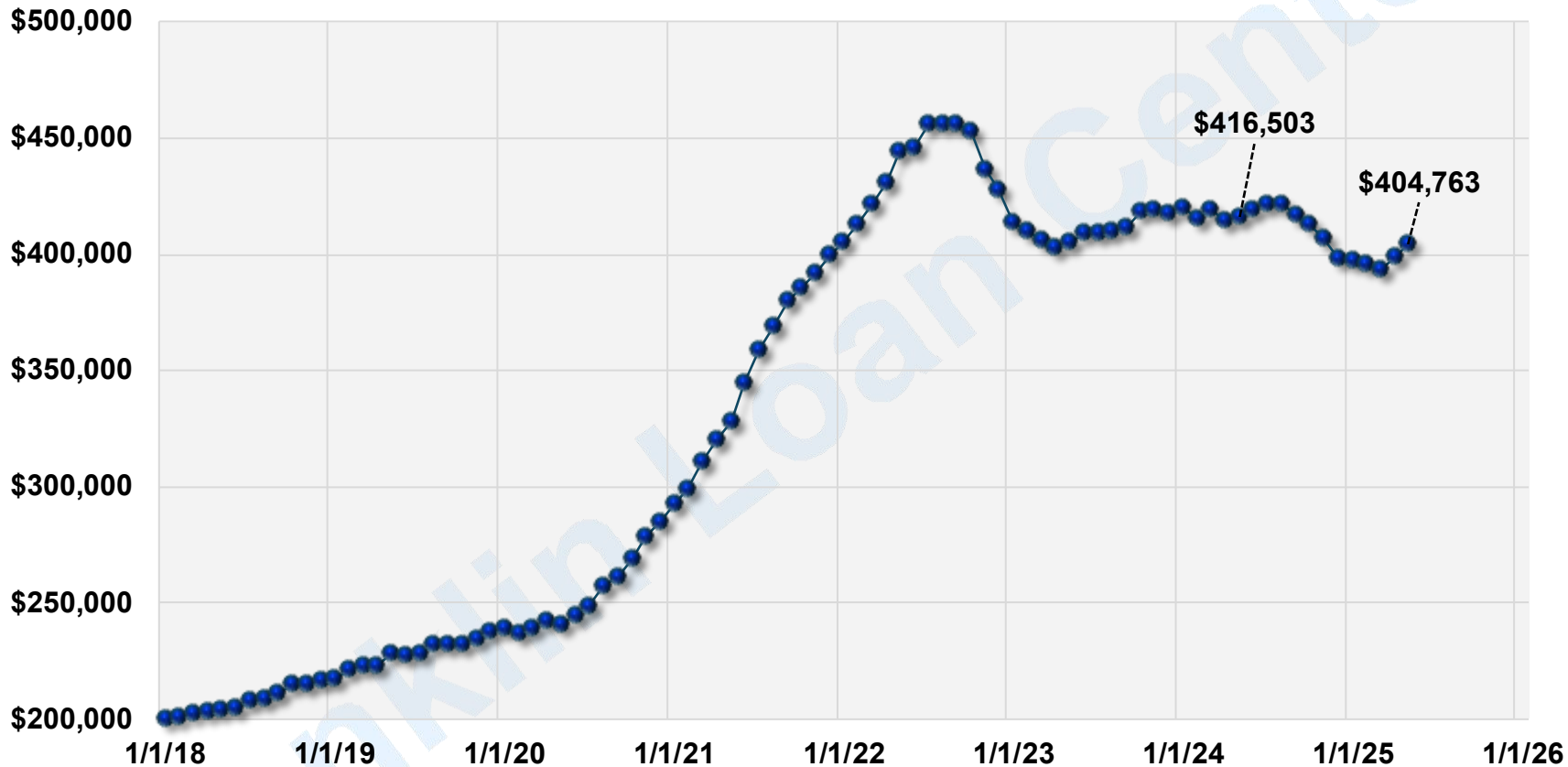
**PRICE DISCOUNT:** The regional average in May was at -2.9%. This compares to -2.8% last year. The largest selling premium is 1.8% in Cabazon. The city of Pioneertown has the largest discount at -9.9%.

*\* To produce a timely, month-end report, the sales data is downloaded the morning after the last day of the month. This makes the data and calculations accurate to that moment. Since from 3% to 5% of sales are entered after the end of any month, the report does not include these late entry sales. These late sales are included in next month's report.*

# The Yucca Valley Region

May 2025

## Price of the Region's Average Size Detached Home 1,470 Sq. Ft.



## Price of Region's Average Size Detached Home

*The average detached home in the Yucca Valley Region is 1,470 sq. ft. and its price at the end of May was \$404,763. This compares to \$416,503 a year ago. This 7-year price chart shows the strong gains over the last few years and is the best, long-term indicator of price trends in the Region. Detached home prices in 8 cities in the region go into making this index, with the average price of each city contributing in proportion to the percent of sales it historically contributes to the region. The number of attached homes in the region is too small to produce meaningful statistical calculations.*

This free report is intended to assist fellow board members in assessing market conditions and making informed evaluations and/or appraisals in the selling or financing of their client properties. CaIBRE #001069837

# The Yucca Valley Region

May 2025

## Price of Average Size Detached Home

City	Avg. Size Home	Price per sq. ft.	Current Price	Year Ago Price	Percent Change
<b>Morongo Valley</b>	1,400	<b>\$291</b>	<b>\$406,829</b>	\$396,352	<b>2.6%</b>
<b>Desert Hot Springs</b>	1,600	<b>\$260</b>	<b>\$415,841</b>	\$419,319	<b>-0.8%</b>
<b>29 Palms</b>	1,300	<b>\$232</b>	<b>\$300,994</b>	\$305,886	<b>-1.6%</b>
<b>Joshua Tree</b>	1,300	<b>\$352</b>	<b>\$457,425</b>	\$471,239	<b>-2.9%</b>
<b>Pioneertown</b>	1,575	<b>\$439</b>	<b>\$691,407</b>	\$719,539	<b>-3.9%</b>
<b>Yucca Valley</b>	1,600	<b>\$275</b>	<b>\$439,552</b>	\$461,644	<b>-4.8%</b>
<b>Whitewater</b>	1,600	<b>\$265</b>	<b>\$423,205</b>	\$455,212	<b>-7.0%</b>
<b>Cabazon</b>	1,200	<b>\$249</b>	<b>\$298,715</b>	\$392,115	<b>-23.8%</b>

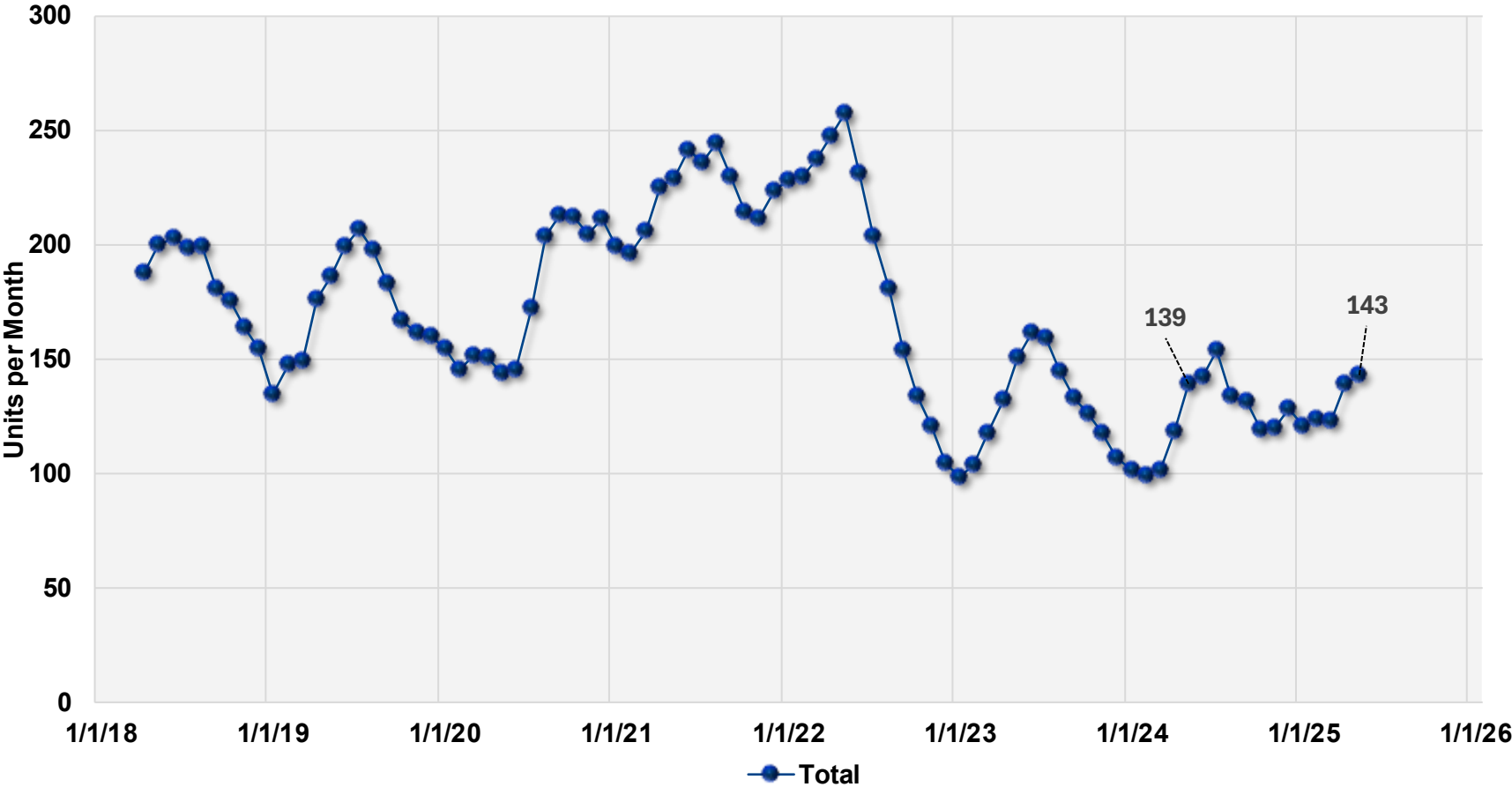
## City Home Prices

*These tables rank the cities top to bottom by the price change in their average size home over the last twelve months. Price changes range from 2.6% in Morongo Valley to -23.8% in Cabazon.*

# The Yucca Valley Region

May 2025

## Yucca Valley Region - Unit Sales Detached and Attached Homes



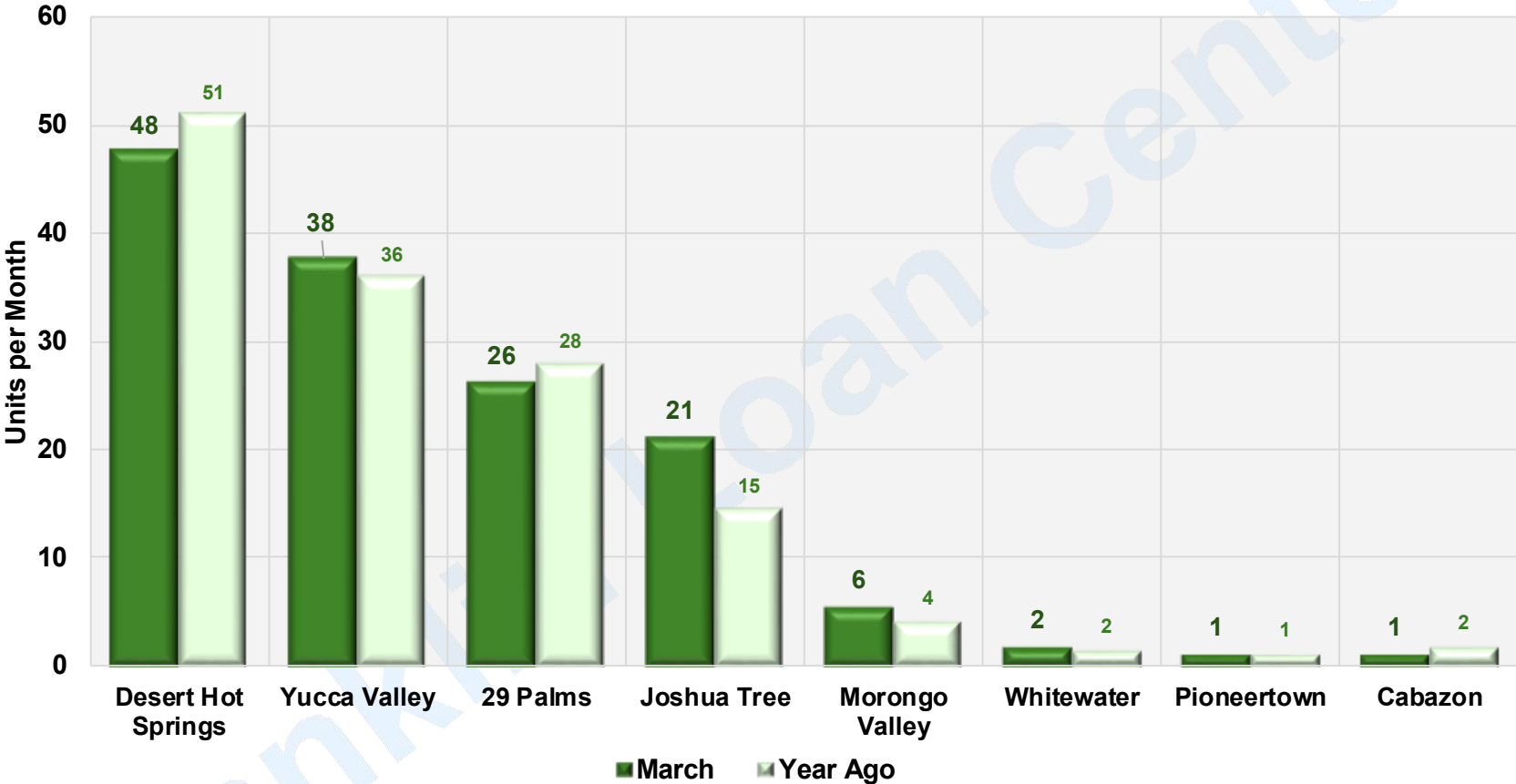
### Regional Sales

Average monthly sales in the Yucca Valley Region in May averaged 143 units compared to 139 units a year ago. Sales continue to be 15% to 20% below the pre-COVID period. This seven-year graph clearly shows the seasonal nature of sales in the region. As you can see sales generally reach their lows in February and their highs in June or July.

# The Yucca Valley Region

May 2025

## Unit Sales



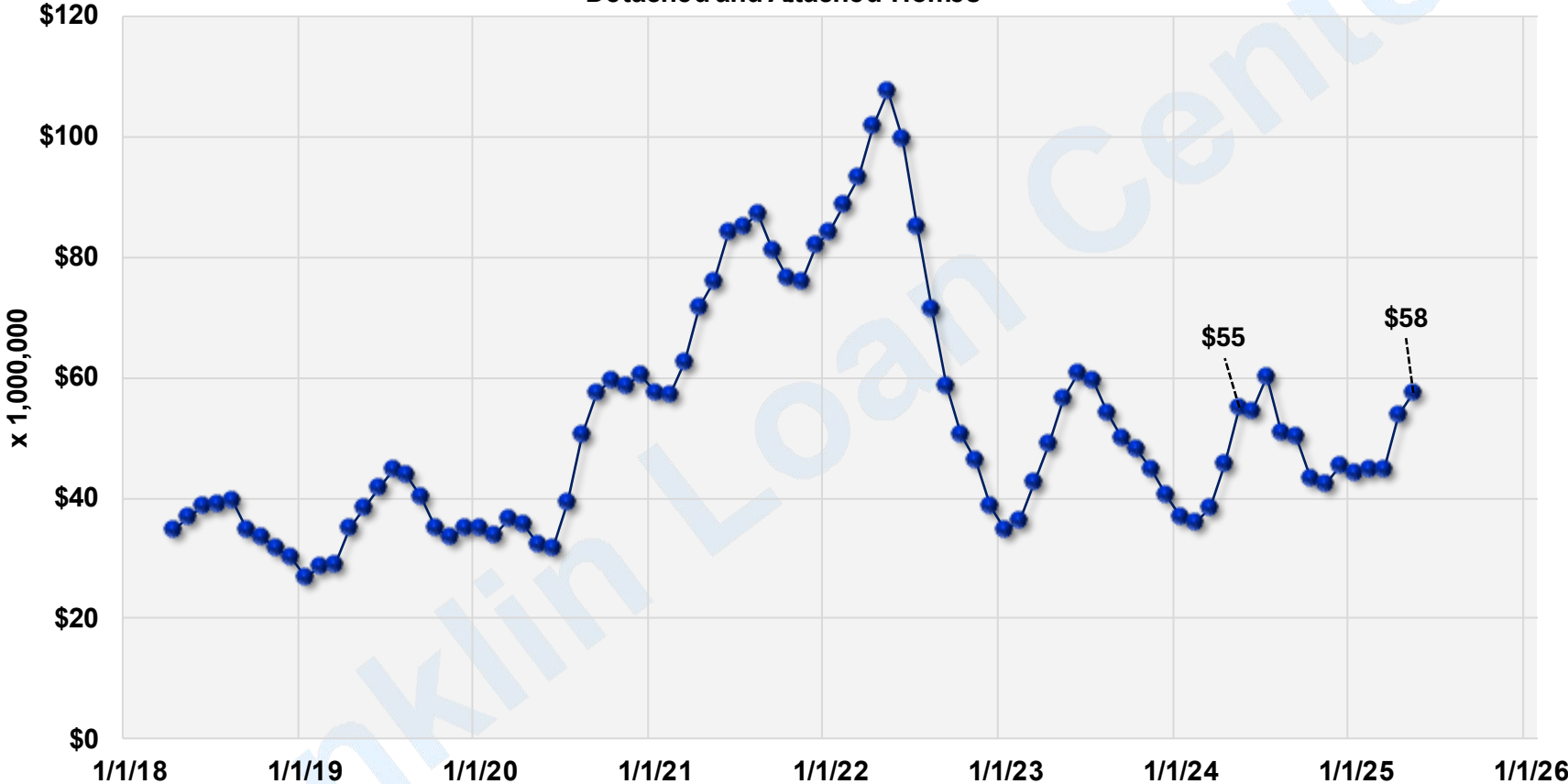
## Sales

*This bar chart compares current sales against numbers a year ago for both detached and attached homes. The cities are ranked left to right by the highest number of sales in each category. The city with the largest unit sales is Desert Hot Springs with 48 units. This is followed by Yucca Valley with 38 and 29 Palms with 26.*

# The Yucca Valley Region

May 2025

### Yucca Valley Regional Dollar Sales Detached and Attached Homes

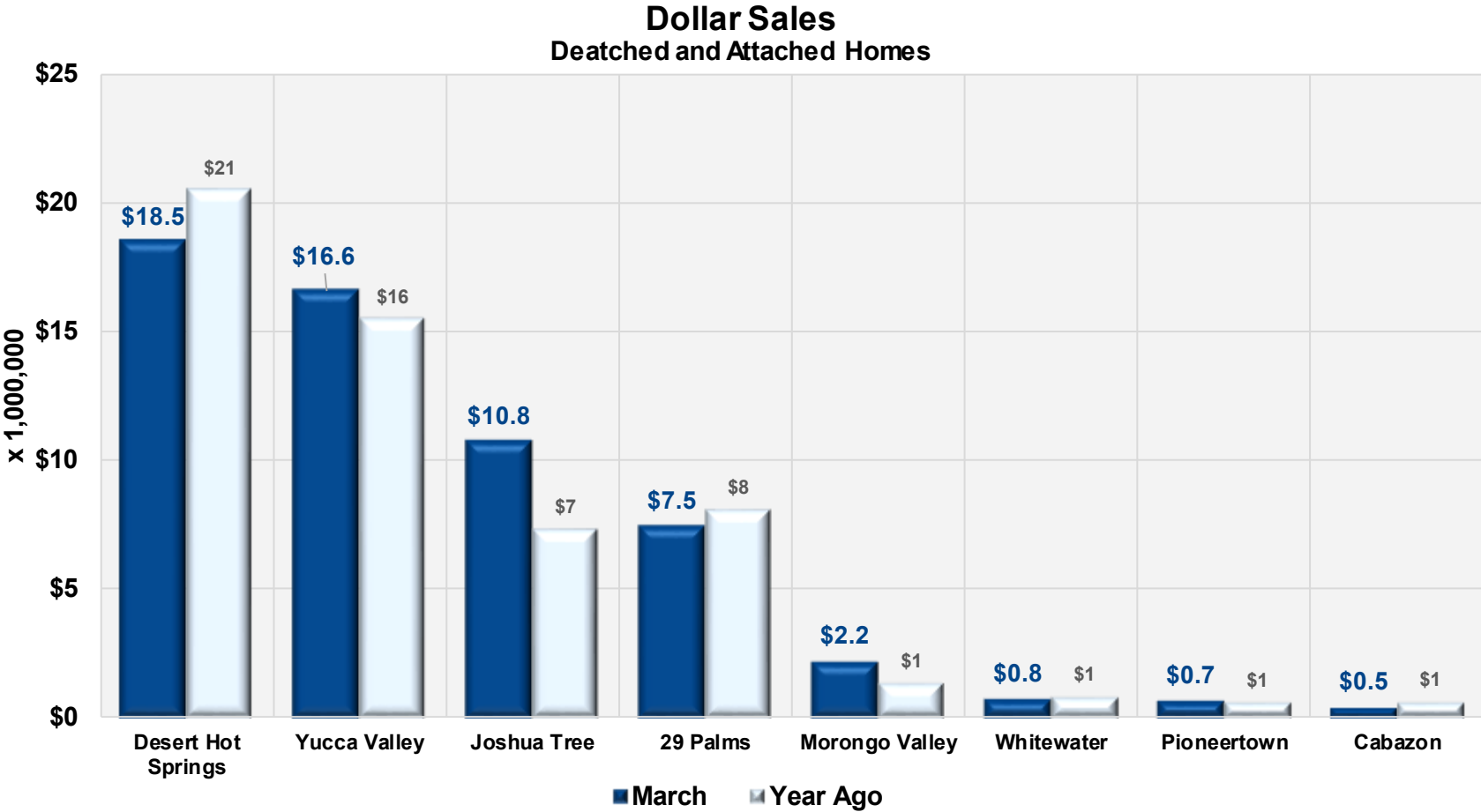


### Regional Dollar Sales

*This graph is a five-year plot of total dollar sales in the Yucca Valley Region. Total dollar sales in May averaged \$58 million compared to \$55 million last year. The chart shows the same seasonal pattern for dollar sales as unit sales, with the highest sales occurring sometime around July, and the lowest in May.*

# The Yucca Valley Region

May 2025



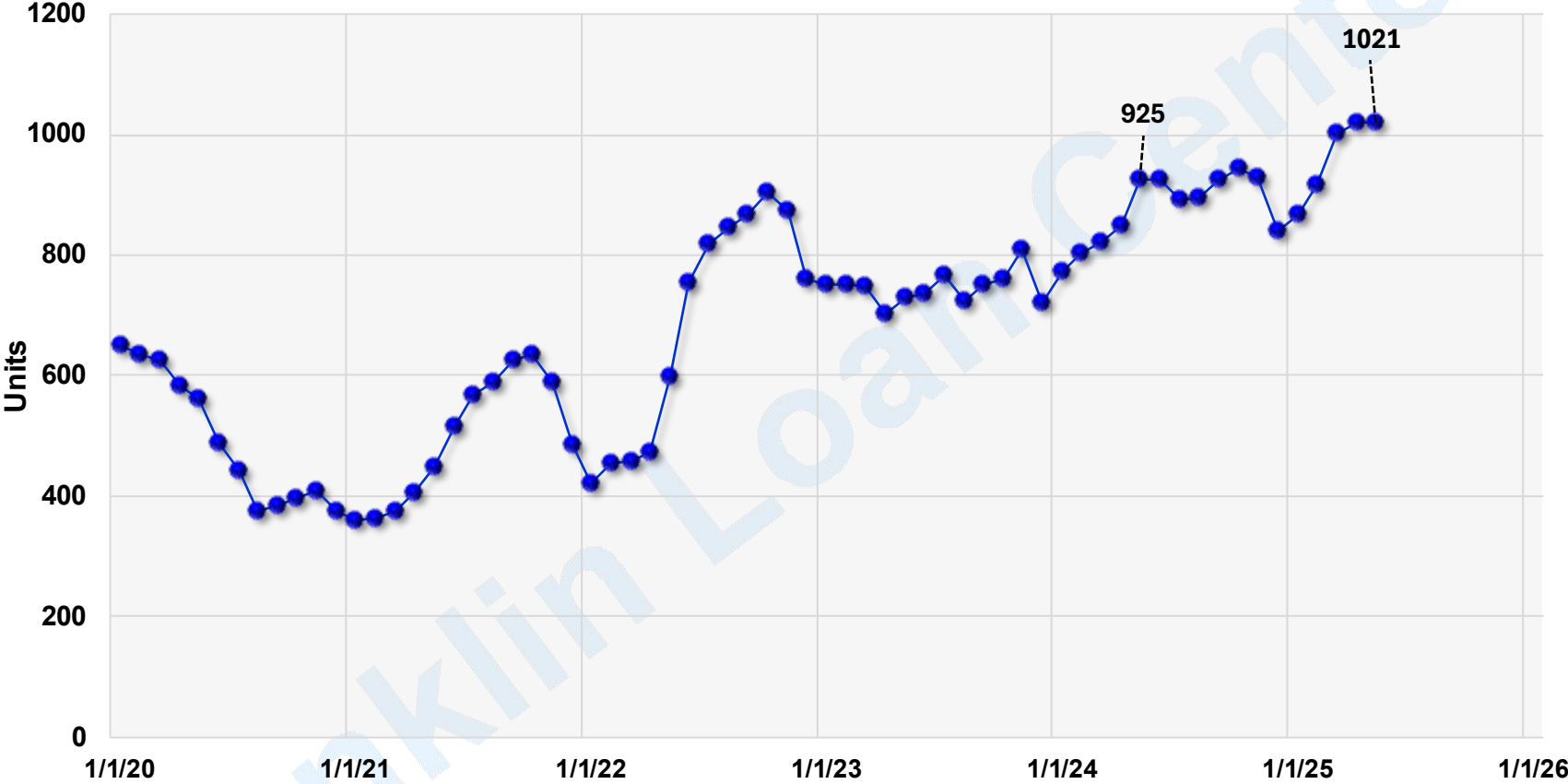
### Total Dollars Sales

*This chart compares total dollar sales to year ago levels in all eight cities. The cities are listed left to right by highest dollar sales. The city with the highest dollar sales is Desert Hot Springs with average sales of \$18.5 million. This is followed by Yucca Valley with \$16.6 million.*

# The Yucca Valley Region

May 2025

### Yucca Valley Regional Inventory



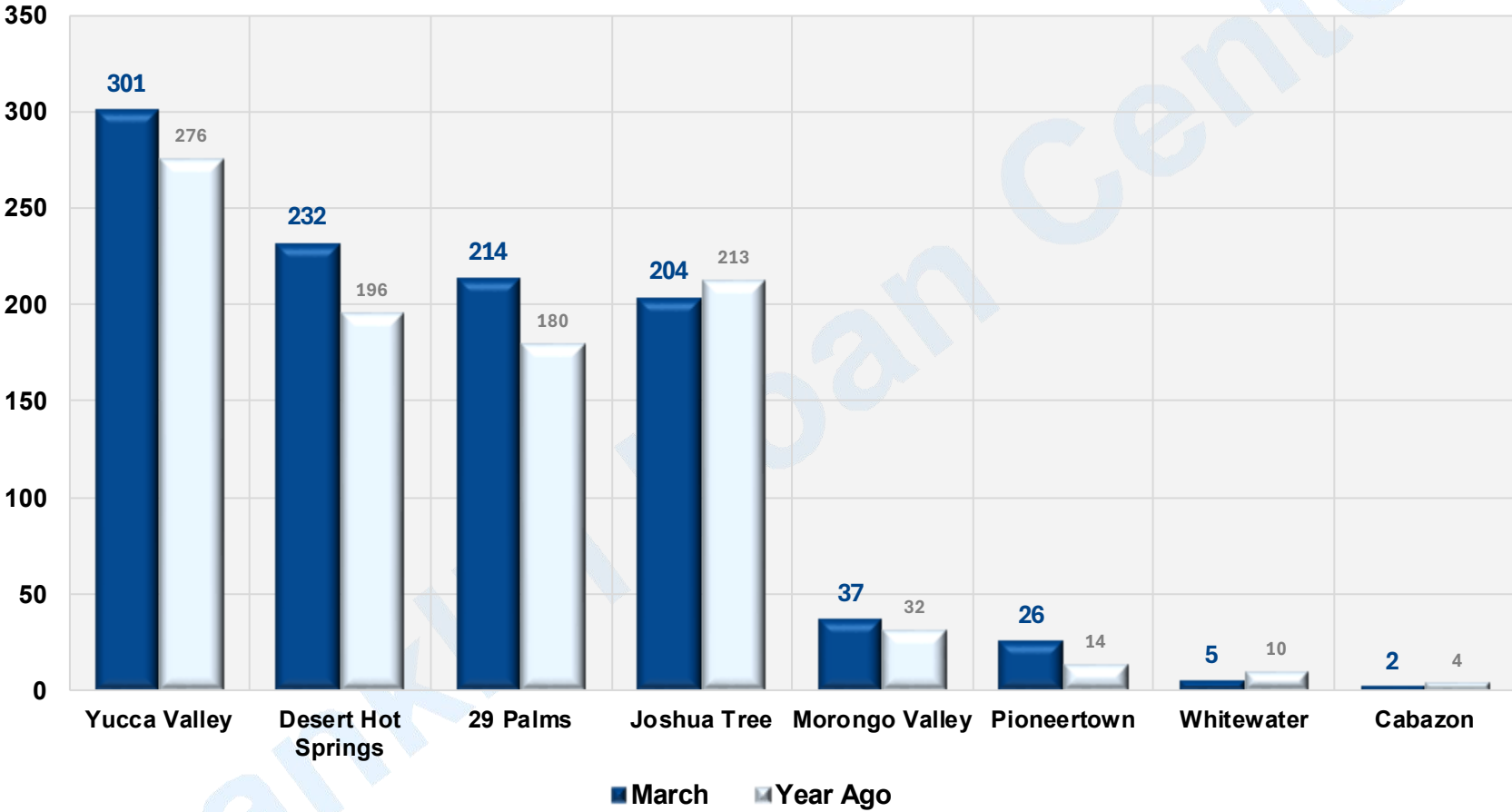
### Total Inventory – Yucca Valley Region

*This is a five-year chart of the combined inventory of the eight major cities that make up the region. The inventory number is for detached homes only. Inventory at the end of the month was 1021 units compared to 925 units last year. This is a change of 22%.*

# The Yucca Valley Region

May 2025

## Inventory - Detached Homes



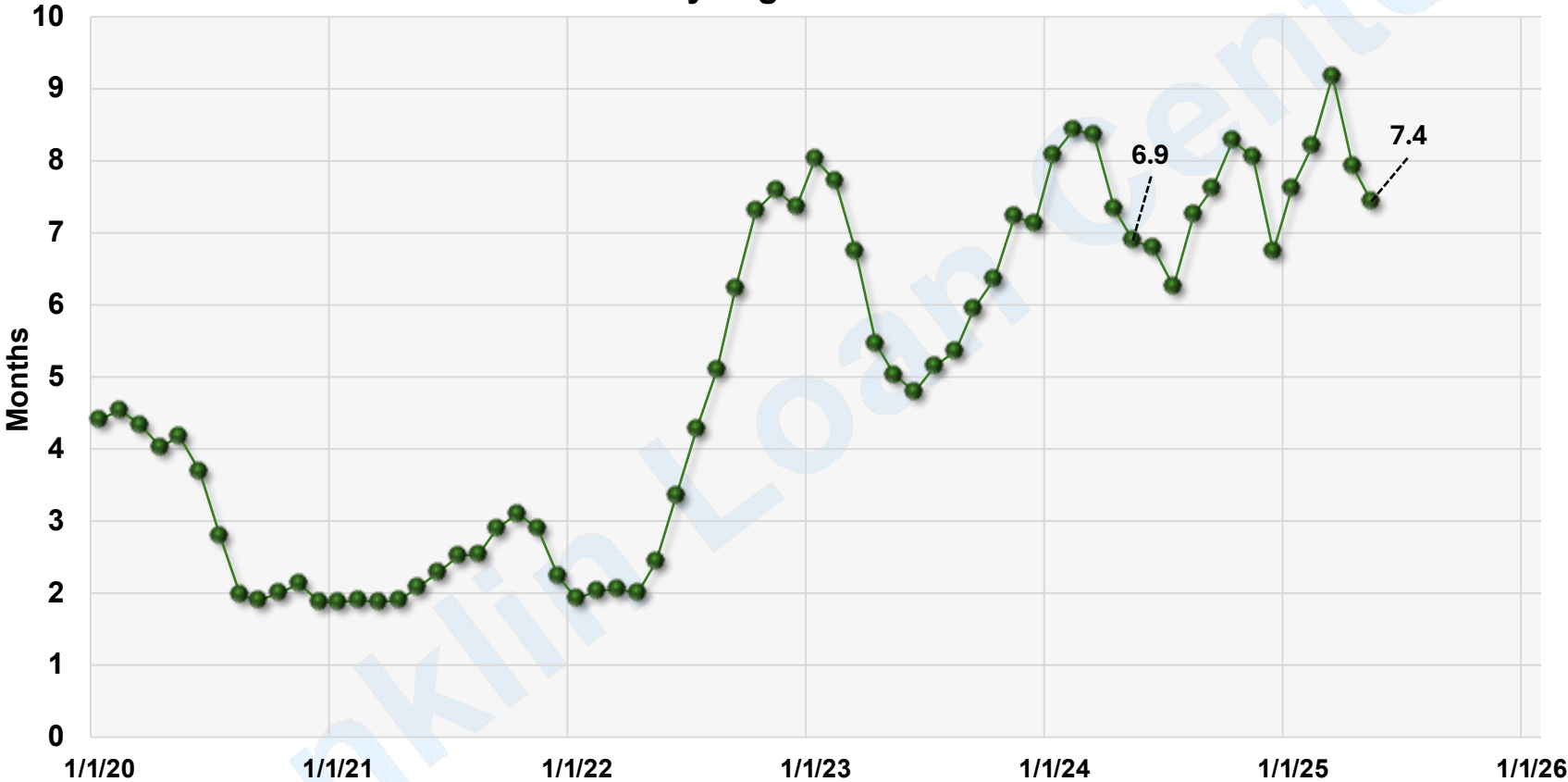
### City Inventories

*This chart compares current inventory to year ago levels in all the cities. The cities are listed left to right by the largest current inventory. Yucca Valley has the largest detached inventory in the region with 301 units, followed by Desert Hot Springs with 232 units and 29 Palms with 214.*

# The Yucca Valley Region

May 2025

### Yucca Valley Regional "Months of Sales"



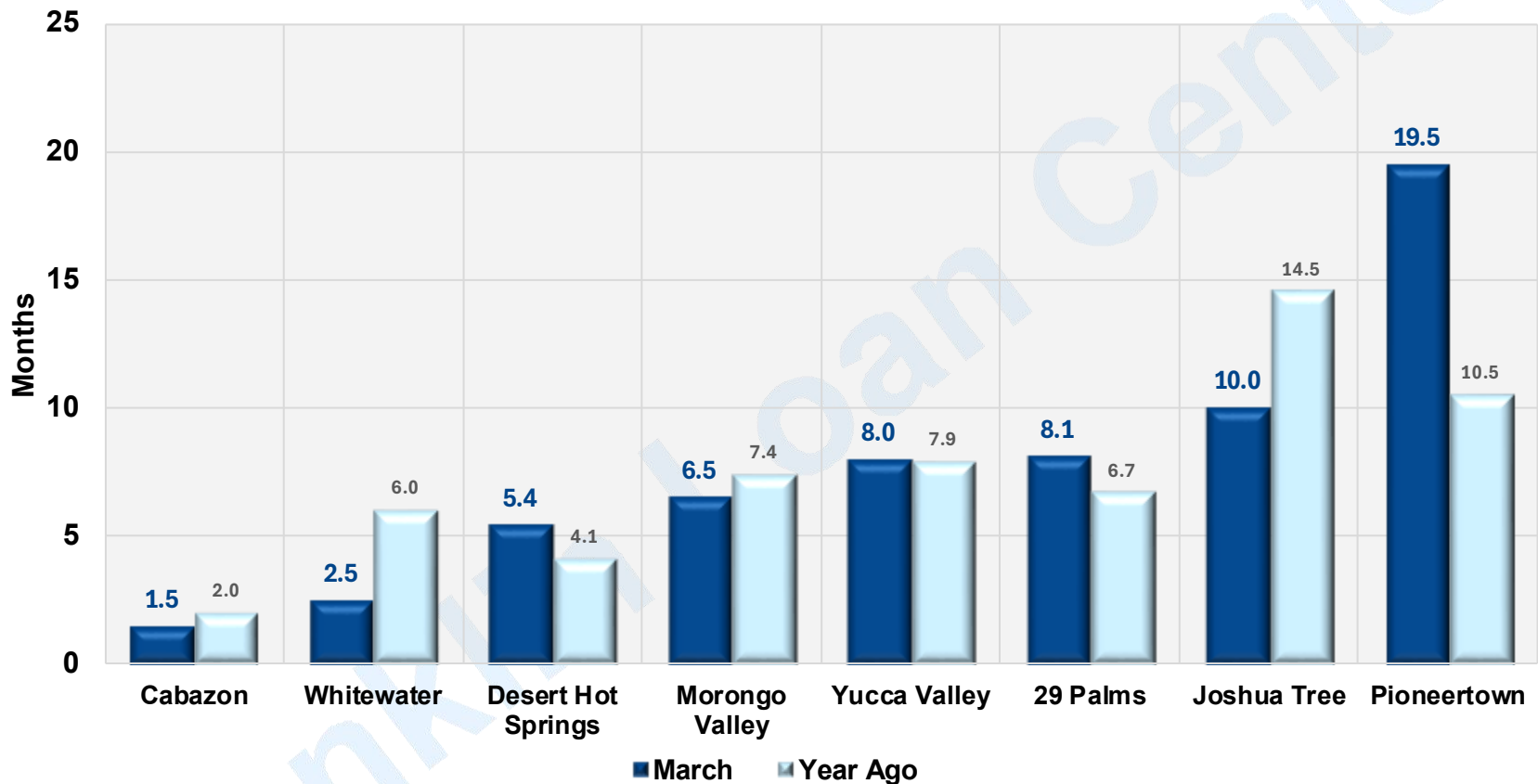
### Yucca Valley Region "Months of Sales" Ratio

The Yucca Valley region's "months of sales" ratio at the end of May, which is total inventory divided by total sales, was 7.4 months. This compares to 6.9 months a year ago. The current ratio is historically rather high, which could put downward pressure on regional home prices.

# The Yucca Valley Region

May 2025

## Months of Sales - Detached Homes



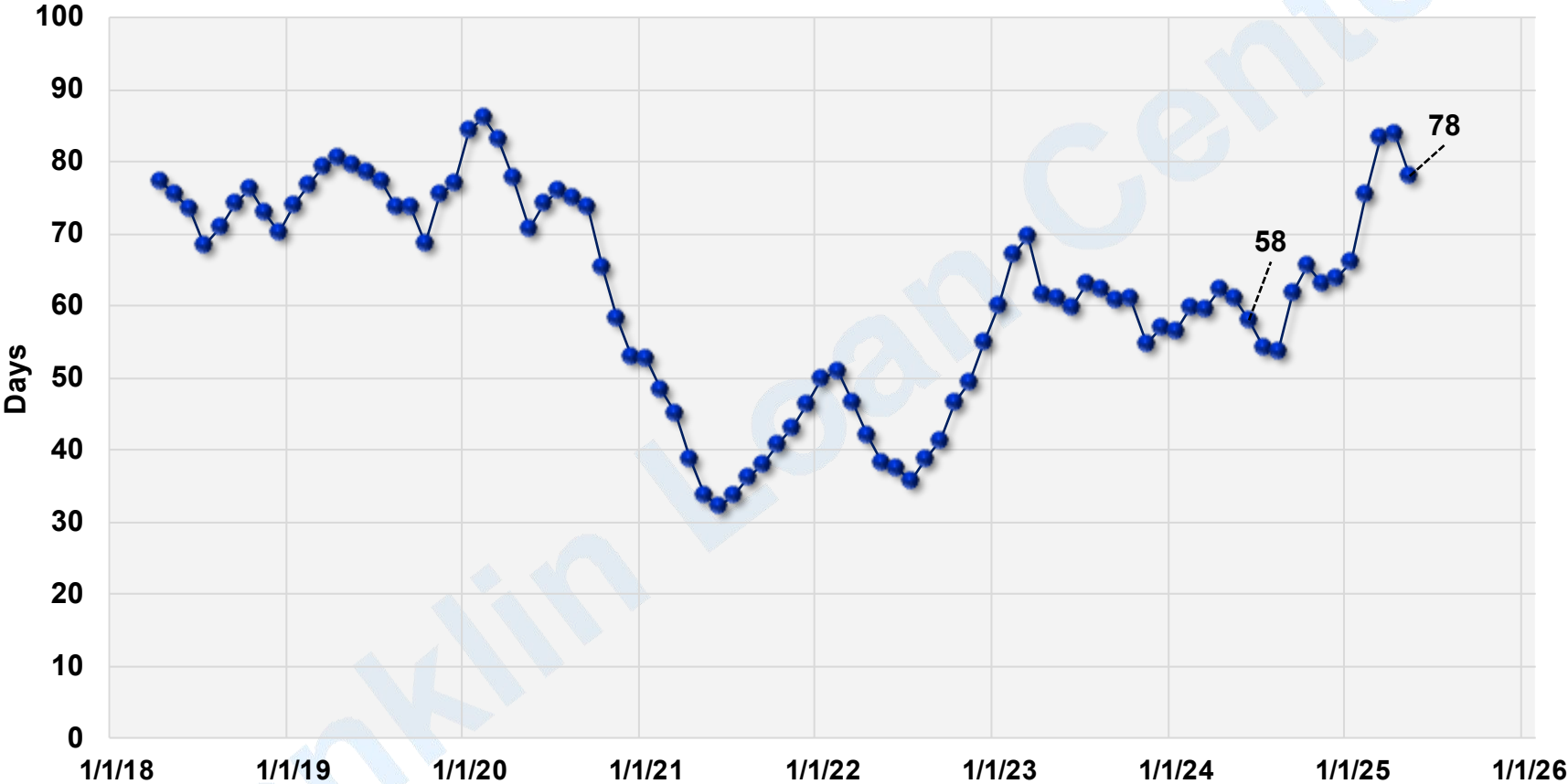
### “Months of Sales” by City

*This bar chart compares the current “months of sales” ratio in each regional city to year ago levels. Cities are listed left to right by the size of the current ratio, smaller ratios to the left and larger to the right. Cabazon has the lowest ratio at 1.5 months, followed by Whitewater at 2.5 months. Pioneertown has the extremely high ratio at 19.5 months.*

# The Yucca Valley Region

May 2025

### Yucca Valley Regional "Days on the Market"



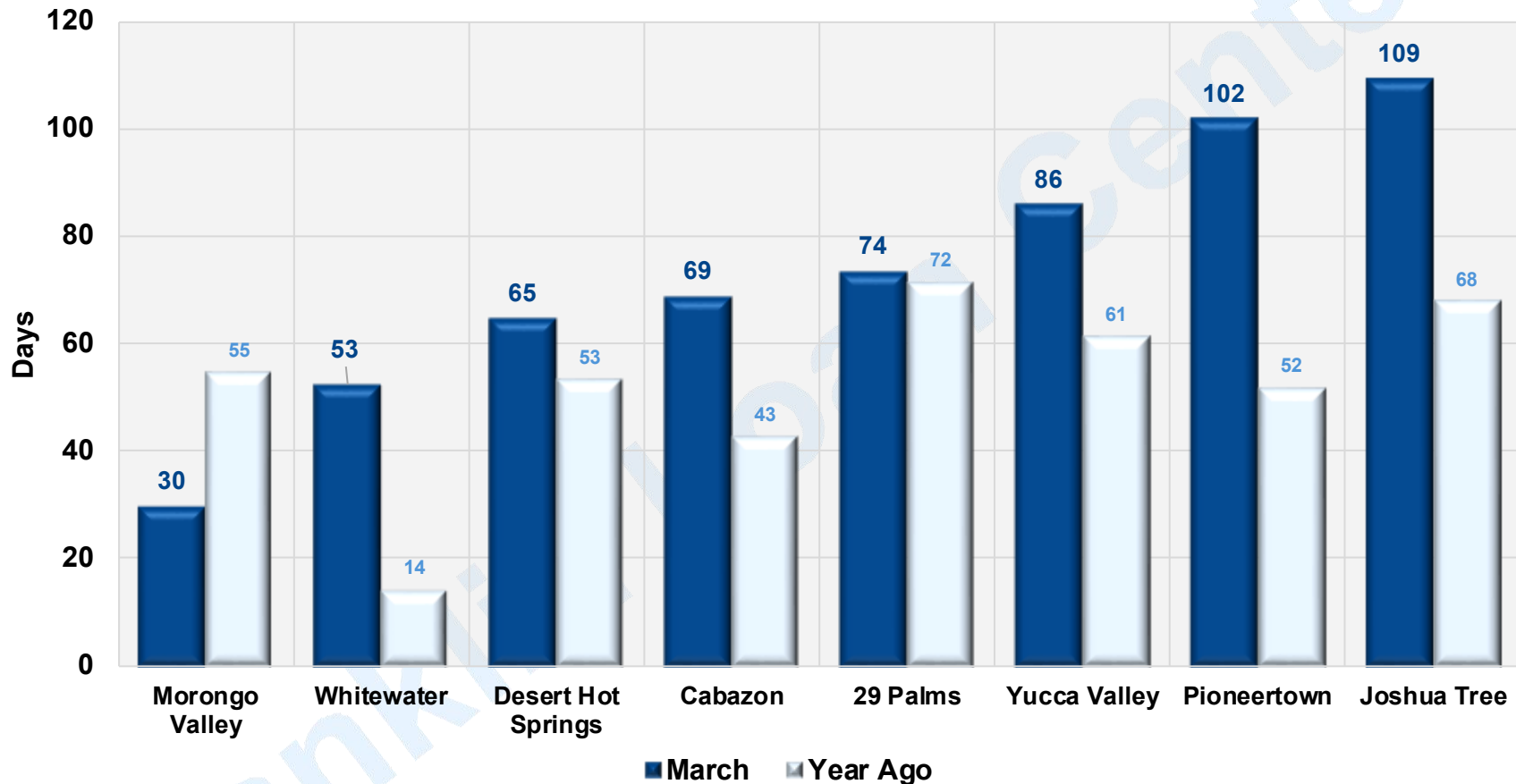
### Regional "Days on the Market"

*This is a four-year chart of the average number "days on the market" for the Yucca Valley Region. In May, the average regional selling time was 78 days compared to 58 days last year. This average selling time is getting high enough to begin to cause selling pressures through the region.*

# The Yucca Valley Region

May 2025

## Average "Days on the Market"



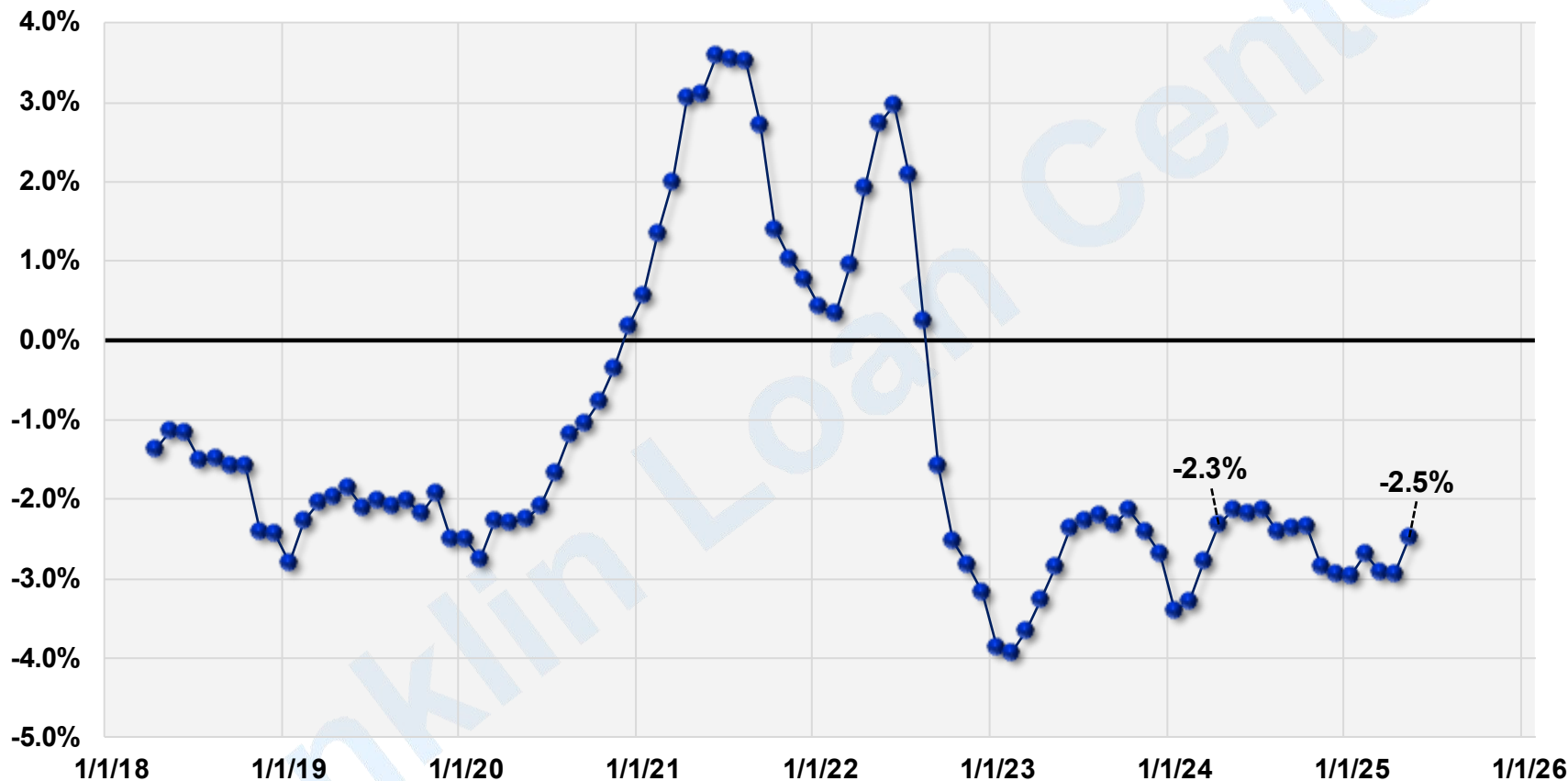
## "Days on the Market" by City

*This bar chart compares the current number of "days on the market" against year ago levels in each city. These are average values. The cities are ranked left to right by the lowest number of days. Morongo Valley and Whitewater have the lowest number at 30 days and 53 days respectively. Joshua Tree has the longest average selling time at 109 days.*

# The Yucca Valley Region

May 2025

## Yucca Valley Region's Average Premium/Discount Detached Homes



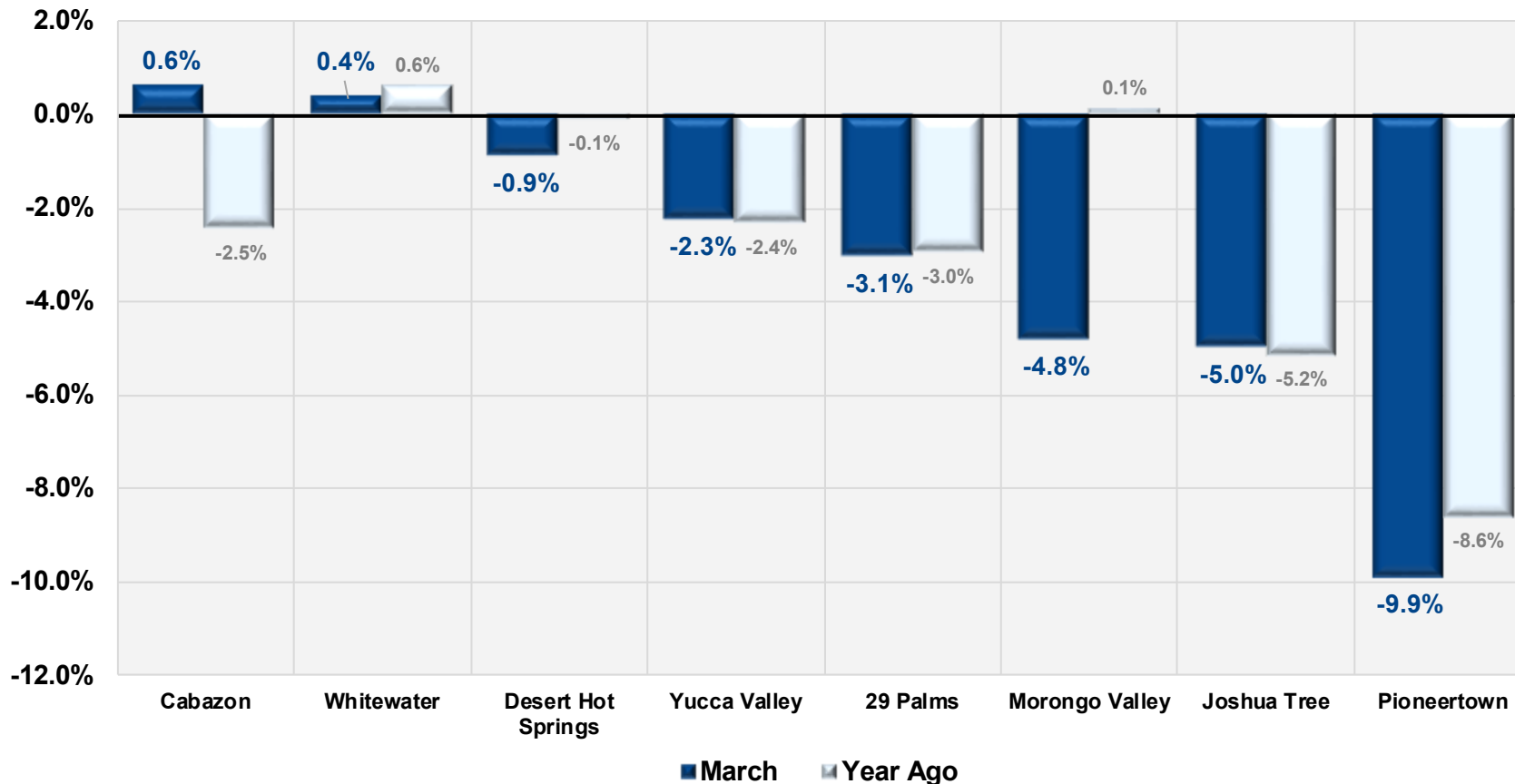
### Regional Price Premium or Discount

*This is a four-year chart of the average price premium or discount for the region. Homes are selling at an average premium above the black zero line and a discount below the line. The regional average in May was at -2.5%. This compares to -2.3% last year.*

# The Yucca Valley Region

## May 2025

### Selling Premium/Discount



### Average Selling Premium/Discount

*These tables show average price discounts for detached and attached homes in each city of the region. The cities are ranked top to bottom by smallest discount. Remember, a positive number means that homes are selling at a premium. The largest selling premium is .6% in Cabazon. The city of Pioneertown has the largest discount at -9.9%*

# The Yucca Valley Region

## May 2025

### The new MLS report for the eight city Yucca Valley region

We made a major upgrade in our MLS report for the Yucca Valley region. This sheet will explain these changes and why we believe our report is at the leading edge of what can be done today with MLS statistics.

- The new report uses “cleaned” MLS data. This step is required to produce accurate, *average* calculations.
- The report now uses *average* values instead of *median* values on all metrics.
- The report introduces a better way to calculate and measure changes in a city’s average home price. We believe the standard methodology of simply calculating an average or median price of sales over a specific time period does not accurately measure the price of a city or region’s average or median home.
- Regional calculations for the eight cities in the Yucca Valley region – the regional average price, the regional average “days on the market” and the regional average price discount – are all done use a mathematical procedure that lessens random variations and produces better results.

#### Changing from “median” values to “average” values.

Calculating an average price is a better representation than calculating a median price. Why? Because the median price is simply one home price in the middle of a group of sales, while the average price mathematically includes the price of all homes in that group. If prices are moving up and down at either end of the price spectrum, the *median* price will not show these price changes, but the *average* price will.

The reason the median price became the statistical standard in the industry isn’t because it is best, it’s primarily because it bypasses the mathematical problem of agents entering incorrect numbers. If an agent enters a price of \$30 million instead of \$300,000 (yes, we see that), this error will hugely affect the average price but it has little effect on the median price, so the median price is the safe calculation – but it’s not the best.

But to use an “average” calculation requires that the underlying data be relatively devoid of errors so that’s why we first try to find and “clean” the data before doing any calculations.

#### An improved method to calculate a city or region’s average or median home price.

It is important that statistical analysis accurately reflects what one is trying to show. For example, calculating the median or average price of all sales over a month or three month period, while called an “average” or “median” price, isn’t really the average home price in that city or region. It’s simply the average or median price of the homes sold over that time period.

A better method to measure the average home price is the following:

First, using historical sales calculate the average home size in the region or city over the last five years (or longer). This number will be a relatively accurate representation of the average home size in that city or region.

Second, calculate the average or median *price per square foot* of homes sold over the period of interest. We usually use three or six months. We calculate “price per sq. ft.” instead of “price” because it varies less as the average home size varies in the selling sample (mathematically speaking, price per sq. ft. is one order less than the price, which means it’s more stable).

Three, multiply the average *price per square foot* by the average home size determined in step one. The resultant price is the best representation of the average price of a home in that city or region. Month-to-month changes in this average price are much more meaningful since a change in this number better represents real price changes and is not the result of simply measuring the price of larger or smaller homes.

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# The Yucca Valley Region

May 2025

### Regional Calculations

We calculate values for the average regional price, price per sq. ft., “days in the market” and price discount by taking average values of these metrics in each of the eight cities, then combining them in a weighted composite for the region. The weighting of each city is based on the long-term percent of sales that city contributes to regional sales. For the same reasons explained above, this method is statistically more stable and accurate than simply taking all sales in the region and then calculating these metrics as one whole.

### Average sized home in each city

The table below is the average size of detached and attached homes we used in the city and regional average home price calculation:

### City weightings in the regional calculation

The weightings of each city in the calculations of the regional average price, average DIM and average price discount are the following:

Weightings and Avg. Size Home		
City	Avg Sq. Ft.	% Weighting
29 Palms	1,300	21.1%
Cabazon	1,200	1.3%
Desert Hot Springs	1,600	30.0%
Joshua Tree	1,300	13.3%
Morongo Valley	1,400	3.4%
Pioneertown	1,575	0.9%
Whitewater	1,600	0.9%
Yucca Valley	1,600	29.2%

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