



CELEBRATING  
55 YEARS

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## **2022 Year in Review: Bill Pastuszek, Shepherd Associates, LLC**

December 30, 2022 - Spotlights



Bill Pastuszek, MAI  
Owner

How has your career path changed in 2022?

My career path leads me toward quality over quantity in terms of assignments. Taking on challenging appraisal and review engagements that are interesting professionally and personally are preferred. Issues having to do with land, including easements, and highest and best use are of greatest interest. As a mentor suggested to me early in my career, don't be afraid of taking on complex and unusual assignments that others don't or won't take. Difficult assignments require creative, out-of-the box, solutions.

What emerging trends will drive investment and development in 2023?

After several years of frenzied housing and CRE activity, markets are in a period of adjustment. What this adjustment means and will consist of is what the next year will make clear. Geo-political uncertainty, inflation, and a return of high interest rates will make the next year challenging in terms of trying to understand market directions. Trajectories and movements are always difficult to understand proactively in markets that are in flux. Everyone faces addressing how steep and how long any downturn might be with a particular asset class.