

Sun City

REAL ESTATE REPORT

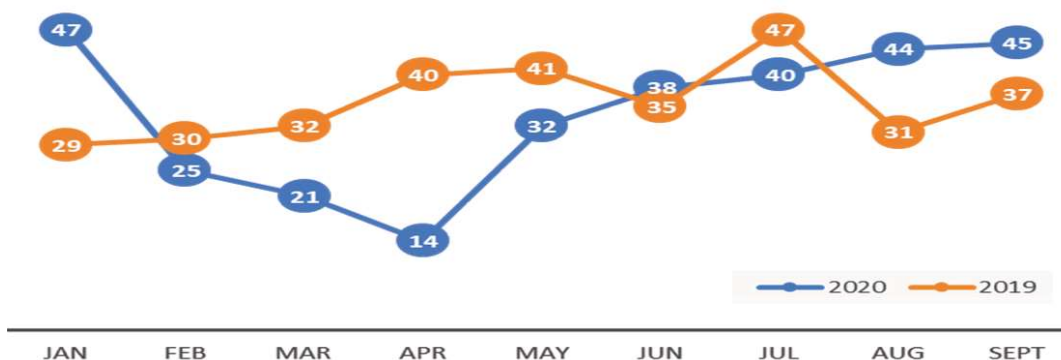


BOB & MICHAEL HORNE
THE SUN CITY EXPERTS

SUN CITY PALM DESERT | SUMMER 2020 RECAP

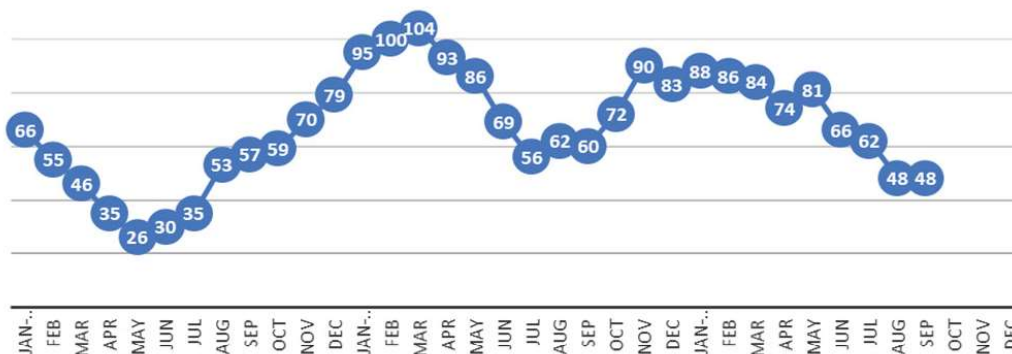
Sales of Sun City Palm Desert homes in 2020 began better than each of the two prior years. That trend reversed itself quickly as the stay at home order in response to Covid-19 went into effect. As restrictions were eased and real estate was deemed an essential business, the pandemic continued to sow uncertainty in the marketplace as buyers trickled back in through April and May.

New Escrows By Month (2019 vs 2020)



Sales for April and May were down a total of 66% from the previous year. Then, in June, buyers truly re-entered the market and sales increased 15% over the prior year. For the 3rd quarter, (July - September), sales in Sun City Palm Desert were up 12%. September was up 22% by itself. This increase in sales volume nearly made up for the lost sales in April and May. By the end of the 3rd quarter, sales volume for the year was only 5% below a year ago.

Homes For Sale By Month (2018 - 2020)



Low inventory has been a constant in 2020. Every month (except July) has seen fewer homes for sale than the same month the year before. By August and September, there were less than 20% fewer homes for sale than a year ago.

From a real estate perspective, what looked like it was going to be a terrible spring and summer ended up being the opposite. What happens in the last part of the year and into 2021 is anyone's guess. Real estate sales might be one of the few bright spots in 2020.

THE MOST COMPREHENSIVE REAL ESTATE GUIDE FOR SUN CITY

CLOSED SALES: April 1, 2020 - September 30, 2020

Model	Street Name	BR	BA	SF	Pool	Golf	Original	List	Sale	\$/SF	SPvsLP	DOM	Type
Amethyst	Orangecrest	2	2	1790			\$319,000	\$289,000	\$274,000	\$153.07	95.00%	132	
Antigua	Stansbury	2	2	1434			\$329,000	\$329,000	\$329,000	\$229.43	100.00%	78	
Antigua	Cadence	2	2	1434			\$349,000	\$339,000	\$330,000	\$230.13	97.35%	102	
Baccarat	Westridge	2	2	1836		Y	\$450,000	\$439,500	\$439,500	\$239.38	100.00%	158	
Baccarat	Sunny Days	2	2	1836	Y	Y	\$599,000	\$599,000	\$599,000	\$326.25	100.00%	34	
Baccarat	Willowrich	2	2	1836			\$339,000	\$319,000	\$300,000	\$163.40	94.00%	173	
Baccarat	Purple Sagebrush	2	2	1836			\$350,000	\$334,000	\$310,000	\$168.85	93.00%	265	
Baccarat	Pleasant	2	2	1836			\$345,900	\$345,900	\$343,000	\$186.82	99.00%	26	
Baccarat	Crystal Falls	2	2	1836			\$359,000	\$349,000	\$346,000	\$188.45	99.00%	26	
Barbados	Nectarine	2	2	1366			\$250,000	\$250,000	\$225,000	\$164.71	90.00%	18	
Barbados	Estancia	2	2	1394			\$299,000	\$295,000	\$290,000	\$208.03	98.00%	208	
Barbados	Bovee	2	2	1394			\$315,000	\$310,000	\$305,000	\$218.79	98.39%	40	
Barbados	Peach Blossom	2	2	1386			\$315,000	\$315,000	\$324,000	\$233.77	103.00%	29	
Cayman	Brookhaven	2	2	1632			\$350,000	\$350,000	\$330,000	\$202.21	94.00%	59	
Cayman	Staccato	2	2	1616			\$359,000	\$349,500	\$339,000	\$209.78	97.00%	87	
Cayman	Iron Bark	2	2	1632			\$368,900	\$360,000	\$355,000	\$217.52	98.61%	72	
Cayman	Iron Bark	2	2	1632			\$375,000	\$375,000	\$370,000	\$226.72	99.00%	7	
Caymen	Vinewood	2	2	1616	Y		\$399,000	\$399,000	\$405,000	\$250.62	102.00%	45	
Christofle	Desert Willow	2	2	1283			\$258,000	\$234,000	\$222,300	\$173.27	95.00%	170	R
Christofle	Moongold	2	2	1283			\$299,900	\$279,900	\$280,000	\$218.24	100.04%	60	
Christofle	Waterford	2	2	1283			\$339,000	\$339,000	\$325,000	\$253.31	96.00%	166	
Emerald	Mojave Sage	3	3	2029		Y	\$499,000	\$475,000	\$464,888	\$229.12	98.00%	80	
Emerald	Signal	3	3	2029		Y	\$550,000	\$550,000	\$515,000	\$253.82	94.00%	28	
Emerald	Signal	2	2.5	2029		Y	\$649,000	\$639,000	\$615,000	\$303.10	96.00%	165	
Emerald	Links	3	2.5	2312		Y	\$689,000	\$659,000	\$625,000	\$270.33	95.00%	148	
Emerald	Edgebrook	3	3	2185			\$419,000	\$419,000	\$410,000	\$187.64	98.00%	81	
Emerald	Fountain Hills	3	2.5	2185			\$420,000	\$420,000	\$450,000	\$205.95	107.00%	15	
Fostoria w/casita	Fallbrook	3	3	1840			\$367,500	\$329,900	\$325,000	\$176.63	99.00%	232	
Garnet	Yucca Blossom	2	2	1176			\$249,000	\$249,000	\$249,000	\$211.73	100.00%	50	
Gorham	Prairie Flower	2	2	1157			\$269,000	\$269,000	\$269,000	\$232.50	100.00%	41	
Gorham	Orangecrest	2	2	1200			\$330,000	\$280,000	\$275,000	\$229.17	98.00%	33	
Gorham	Moongold	2	2	1157			\$299,500	\$299,500	\$287,625	\$248.60	96.04%	23	
Gorham	Desert Willow	2	2	1128			\$299,000	\$299,000	\$288,000	\$255.32	96.00%	26	
Gorham	Desert Willow	2	2	1157			\$329,000	\$299,000	\$290,000	\$250.65	97.00%	103	
Lalique	Westridge	2	2	1647	Y	Y	\$479,000	\$479,000	\$470,000	\$285.37	98.00%	86	
Lalique	Bent Palm	2	2	1647			\$280,250	\$280,250	\$275,200	\$167.09	98.20%	46	
Lalique	Prairie Flower	2	2	1647			\$325,000	\$325,000	\$320,000	\$194.29	98.00%	49	
Lalique	Autumn	2	2	1647			\$374,500	\$374,500	\$374,500	\$227.38	100.00%	41	
Lanai	Iron Bark	2	2	1269			\$218,000	\$218,000	\$230,000	\$181.25	106.00%	9	R
Lanai	Rainswept	2	2	1229			\$295,900	\$284,900	\$275,000	\$223.76	97.00%	162	
Lanai	Peach Blossom	2	2	1213			\$289,000	\$289,000	\$286,000	\$235.78	99.00%	5	
Lanai	Staccato	2	2	1291			\$289,000	\$289,000	\$287,000	\$222.31	99.00%	19	
Lanai	Iron Bark	2	2	1291			\$295,000	\$295,000	\$290,000	\$224.63	98.00%	36	

Information derived from Desert Area MLS.

Buyer &/or Seller Represented by The Horne Team

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CLOSED SALES: April 1, 2020 - September 30, 2020

<u>Model</u>	<u>Street Name</u>	<u>BR</u>	<u>BA</u>	<u>SF</u>	<u>Pool</u>	<u>Golf</u>	<u>Original</u>	<u>List</u>	<u>Sale</u>	<u>\$/SF</u>	<u>SPvsLP</u>	<u>DOM</u>	<u>Type</u>
Lenox	Brandywine	2	2	1730		Y	\$429,000	\$429,000	\$400,000	\$231.21	93.00%	176	
Lenox	Edgebrook	2	2	1730			\$319,500	\$319,500	\$310,000	\$179.19	97.00%	25	
Lenox	Jalousie	2	2	1733			\$335,000	\$335,000	\$315,000	\$181.77	94.00%	42	
Lenox	Foxbrook	2	2	1730			\$359,000	\$359,000	\$350,000	\$202.31	97.00%	124	
Marquis	Westridge	2	2.5	2415		Y	\$499,000	\$499,000	\$467,000	\$193.37	94.00%	51	
Marquis	Links	2	2.5	2415		Y	\$498,500	\$484,500	\$475,000	\$196.69	98.00%	114	
Marquis	Westridge	2	2.5	2415	Y	Y	\$539,000	\$525,000	\$495,000	\$204.97	94.00%	221	
Marquis	Dancing Wtrs	3	2.5	2415			\$375,000	\$375,000	\$353,000	\$146.17	94.00%	129	
Marquis	Eveningside	2	2.5	2415			\$529,000	\$529,000	\$514,000	\$212.84	97.00%	35	
Marrakech	Platinum	2	2	1764			\$395,000	\$395,000	\$389,900	\$221.03	99.00%	60	
Marrakech	Skycrest	2	2	1894			\$522,000	\$522,000	\$500,000	\$263.99	96.00%	212	
Marseilles	Hollister	3	3.5	2938	Y	Y	\$849,000	\$824,999	\$772,900	\$263.07	94.00%	148	
Monaco	Kensington	3	3	2440		Y	\$519,000	\$497,000	\$477,450	\$195.68	96.00%	363	
Monaco	Sunrise Mtn	3	3	2498		Y	\$649,500	\$599,995	\$575,000	\$230.18	96.00%	196	
Monaco	Kensington	3	3	2439		Y	\$599,990	\$599,990	\$583,000	\$239.03	97.00%	48	
Monaco	Sunrise Cyn	3	3	2323	Y	Y	\$579,000	\$599,000	\$599,000	\$257.86	100.00%	24	
Monaco	Meridia	3	3	2439		Y	\$625,000	\$625,000	\$600,000	\$246.00	96.00%	26	
Monaco	Royal Sage	3	3	2495		Y	\$680,000	\$650,000	\$642,000	\$257.31	99.00%	203	
Monaco	Moonstone	3	2.5	2270			\$425,000	\$419,900	\$419,900	\$184.98	100.00%	60	
Monaco	Moonstone	3	2.5	2270			\$469,000	\$449,000	\$425,000	\$187.22	95.00%	101	
Monaco	Golden Reed	3	3	2323			\$457,000	\$447,000	\$433,000	\$186.40	97.00%	121	
Monaco	Rosemont	2	2.5	2271			\$469,000	\$469,000	\$440,000	\$193.75	94.00%	96	
Monaco	Kensington	3	2.5	2363			\$525,900	\$525,900	\$525,000	\$222.18	100.00%	14	
Monaco	Griffin	3	3	2323	Y		\$549,500	\$549,500	\$545,000	\$234.61	99.00%	42	
Montego	Platinum	2	2	1858			\$357,000	\$330,000	\$317,000	\$170.61	96.00%	239	
Montego	Crown	3	2	1860			\$318,000	\$318,000	\$325,000	\$174.73	102.00%	26	R
Montego	Blossom Circle	2	2	1865			\$369,000	\$369,000	\$350,000	\$187.67	95.00%	90	
Montego	Cimmaron Cyn	2	2	1858			\$352,000	\$352,000	\$352,000	\$189.45	100.00%	31	
Montego w/casita	Flute	3	3	2065			\$389,000	\$389,000	\$385,000	\$186.44	99.00%	36	
Monterey	Summerland	2	2.5	2318		Y	\$679,000	\$679,000	\$665,000	\$286.89	98.00%	9	
Monterey	Grape Arbor	2	2.5	2439	Y		\$465,000	\$465,000	\$465,000	\$190.65	100.00%	38	
Monterey	Summerland	2	2.5	2318	Y		\$490,000	\$490,000	\$480,000	\$207.08	98.00%	50	
Monterey	Falsetto	2	2.5	2318			\$489,000	\$489,000	\$481,500	\$207.72	98.00%	44	
Monterey	Hollister	2	2.5	2318			\$499,000	\$499,000	\$490,000	\$211.39	98.20%	13	
Monterey	Blake	2	2.5	2318			\$579,000	\$579,000	\$575,000	\$248.06	99.00%	50	
Monterey	Valley Vista	2	2.5	2318			\$729,000	\$729,000	\$665,000	\$286.89	91.00%	3	
Morocco	Pineknoll	2	2.5	1770		Y	\$409,000	\$399,000	\$391,750	\$221.33	98.00%	55	
Morocco	Links	2	2	1622		Y	\$419,000	\$419,000	\$408,000	\$251.54	97.00%	59	
Morocco	Sunrise Mtn	2	2	1622		Y	\$399,000	\$399,000	\$410,000	\$252.77	103.00%	3	
Morocco	Golden Reed	3	3	1888		Y	\$480,000	\$457,000	\$457,000	\$242.06	100.00%	101	

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Morocco	Alliance	2	2.5	1634			\$365,900	\$329,000	\$320,250	\$195.99	97.34%	30	
Morocco	Wyndham	2	2	1622			\$359,000	\$359,000	\$343,500	\$211.78	96.00%	15	
Morocco	Quail Run	3	3	1900			\$385,000	\$385,000	\$380,000	\$200.00	99.00%	130	
Morocco	Cimmaron	3	3	1900			\$409,000	\$409,000	\$390,000	\$205.26	95.00%	100	
Morocco	Flute	2	2.5	1780			\$399,000	\$399,000	\$395,000	\$221.91	99.00%	66	
Morocco	Summerland	2	2.5	1780			\$399,000	\$399,000	\$395,000	\$221.91	99.00%	50	
Morocco	Fostoria	2	2	1634	Y		\$416,000	\$416,000	\$398,000	\$243.57	96.00%	78	
Morocco	Falsetto	2	2	1780	Y		\$419,000	\$419,000	\$409,000	\$229.78	98.00%	25	
Morocco	Falsetto	3	3	1909			\$475,000	\$475,000	\$467,500	\$244.89	98.00%	91	
Morocco	Turnberry Isle	2	2	1782			\$369,000	\$369,000	\$365,000	\$204.83	99.00%	31	
Morocco w/casita	Gray Hawk	3	3	1888		Y	\$458,500	\$438,500	\$438,500	\$232.26	100.00%	42	
Morocco w/casita	Links	3	3	1888		Y	\$459,000	\$459,000	\$443,500	\$234.90	97.00%	75	
Morocco w/casita	Rosemont	3	3.5	2068		Y	\$485,000	\$485,000	\$483,000	\$233.56	100.00%	28	
Morocco w/casita	Suncliff	3	3.5	2033		Y	\$559,000	\$539,000	\$528,000	\$259.71	98.00%	45	
Morocco w/casita	Turnberry Isle	3	3	1888			\$368,000	\$368,000	\$364,500	\$193.06	99.05%	24	
Morocco w/casita	Abalone	3	3.5	2020	Y		\$449,000	\$449,000	\$449,000	\$222.28	100.00%	21	
Newport	Glastonbury	2	2	1160			\$283,300	\$283,300	\$278,000	\$239.66	98.00%	23	
Opal	Orangecrest	2	2	1548			\$319,000	\$299,000	\$290,000	\$187.34	97.00%	128	
Orrefors	Silver Sage	2	2	1527			\$315,000	\$289,000	\$280,000	\$183.37	96.89%	31	
Orrefors	Silver Sage	2	2	1527			\$295,000	\$295,000	\$295,000	\$193.19	100.00%	29	
Orrefors	Golden Pebble	2	2	1527			\$334,000	\$334,000	\$328,000	\$214.80	98.00%	101	
Orrefors	Purple Shadow	2	2	1527			\$369,000	\$359,000	\$350,000	\$229.21	97.00%	170	
Orrefors	Gorham	2	2	1527			\$374,000	\$374,000	\$370,000	\$242.31	99.00%	228	
Pasadena	Glastonbury	2	2	1110			\$255,000	\$255,000	\$253,000	\$227.93	99.22%	0	
Pasadena	Rockwell	2	2	1110			\$249,000	\$249,000	\$255,000	\$229.73	102.00%	58	
Pasadena	Hampshire	2	2	1110			\$279,000	\$264,000	\$264,000	\$237.84	100.00%	172	
Pasadena	Hampshire	2	2	1110			\$279,900	\$279,900	\$275,000	\$247.75	98.00%	37	
Pasadena	Rockwell	2	2	1080			\$279,900	\$279,900	\$275,900	\$255.46	99.00%	107	
Pasedena	Rockwell	2	2	1110			\$269,000	\$269,000	\$263,000	\$236.94	98.00%	62	
Pave	Bonanza	3	2.5	2304	Y		\$559,000	\$549,000	\$549,000	\$238.28	100.00%	112	
Portofino	Links	3	3.5	2753	Y	Y	\$759,000	\$744,000	\$720,000	\$261.53	97.00%	170	
Portofino	Rosemont	2	2.5	2910		Y	\$799,000	\$799,000	\$745,000	\$256.01	93.00%	34	
Portofino	Tallowood	3	3.5	2761			\$570,000	\$560,000	\$530,000	\$191.96	95.00%	179	
Portofino	Moonstone	3	3.5	2907			\$650,000	\$650,000	\$575,000	\$197.80	88.46%	14	
Portofino	Cumberland	3	3.5	2790	Y		\$594,000	\$594,000	\$587,000	\$210.39	99.00%	45	
Portofino	Alliance	3	3.5	2907	Y		\$699,000	\$699,000	\$665,000	\$228.76	95.00%	260	
San Carlos	Hollister	2	2	2095		Y	\$481,500	\$442,980	\$425,300	\$203.01	96.00%	34	R
San Carlos	Gray Hawk	3	2	2042		Y	\$459,000	\$459,000	\$450,000	\$220.37	98.00%	85	
San Remo	Hollister	3	2.5	2414		Y	\$550,000	\$550,000	\$540,000	\$223.70	98.00%	15	
San Remo	Grape Arbor	3	3	2414			\$490,000	\$470,000	\$460,000	\$190.56	98.00%	118	
San Remo	Banyon Grove	3	2.5	2432			\$549,900	\$549,900	\$530,000	\$217.93	96.38%	58	
San Remo w/casita	Manorgate	4	3.5	2759		Y	\$649,000	\$649,000	\$620,000	\$224.72	96.00%	40	
Soitaire	Westridge	2	2	2128		Y	\$448,800	\$399,800	\$395,000	\$185.62	98.80%	46	
Solitaire	Copperstone	2	2	2128			\$465,000	\$465,000	\$465,000	\$218.52	100.00%	19	

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Sonora	Rainbow	2	2.5	2068			\$455,000	\$455,000	\$455,000	\$220.02	100.00%	20	
St. Corix	Condor Cove	3	2	2093	Y		\$495,000	\$495,000	\$485,000	\$231.72	98.00%	182	
St. Croix	Manorgate	2	2	2032		Y	\$449,000	\$425,000	\$400,000	\$196.85	94.00%	102	
St. Croix	Links	2	2	2032		Y	\$449,000	\$449,000	\$435,000	\$214.07	97.00%	96	
St. Croix	Palm Tree	2	2	2032			\$349,900	\$334,900	\$325,000	\$159.94	97.00%	179	
St. Croix	Medjool	3	2	2032			\$340,900	\$349,900	\$330,000	\$162.40	94.00%	133	
St. Croix	Tamarisk Flower	2	2	2102			\$374,900	\$359,900	\$348,000	\$165.56	97.00%	57	
St. Croix	Kensington	2	2	2102			\$399,000	\$399,000	\$385,000	\$183.16	96.00%	28	
St. Croix	Cloveridge	2	2	2142			\$429,000	\$429,000	\$412,500	\$192.58	96.00%	99	
St. Croix	Falsetto	2	2	2156			\$420,000	\$420,000	\$420,000	\$194.81	100.00%	89	
St. Croix	Turnberry Isle	3	3	2032			\$425,000	\$425,000	\$420,000	\$206.69	99.00%	87	
St. Croix	Gray Hawk	3	2	2102			\$439,000	\$439,000	\$425,000	\$202.19	97.00%	84	
St. Croix	Silverleaf	3	3	2142			\$425,000	\$425,000	\$425,000	\$198.41	100.00%	25	
St. Croix	Calloway	2	2	2142	Y		\$429,000	\$429,000	\$429,000	\$200.28	100.00%	31	
St. Croix	Falsetto	2	2	2156			\$439,900	\$439,900	\$435,900	\$202.18	99.00%	25	
St. Croix	Turnberry Isle	2	2	2102			\$449,000	\$449,000	\$437,500	\$208.14	97.00%	59	
St. Croix	Griffin	2	2	2032			\$464,900	\$464,900	\$460,000	\$226.38	99.00%	87	
St. Croix	Fernwood Glen	2	2	2032	Y		\$489,000	\$489,000	\$489,000	\$240.65	100.00%	20	
St. Croix	Suncliff	2	2	2142	Y	Y	\$595,000	\$595,000	\$577,150	\$269.44	97.00%	32	
St. Croix	Rosemont	3	3	2372			\$409,000	\$378,000	\$367,500	\$154.93	97.00%	240	
St. Croix	Morning Star	3	2	2142			\$412,000	\$412,000	\$395,000	\$184.41	96.00%	53	
St. Maarten	Brookhaven	3	2	1694			\$329,000	\$309,000	\$309,000	\$182.41	100.00%	148	S
St. Maarten	Allegro	2	2	1632			\$319,000	\$319,000	\$319,000	\$195.47	100.00%	26	
St. Maarten	Medjool	2	2	1632			\$349,000	\$325,000	\$320,000	\$196.08	98.00%	62	
St. Maarten	Brookhaven	2	2	1539			\$349,000	\$329,000	\$322,500	\$209.55	98.00%	151	
St. Maarten	Vinewood	2	2	1664			\$350,000	\$350,000	\$335,000	\$201.32	96.00%	128	
St. Maarten	Nectarine	2	2	1664			\$365,000	\$345,000	\$343,000	\$206.13	99.00%	73	
St. Maarten	Palomino	3	2	1680			\$349,000	\$339,000	\$346,000	\$205.95	102.00%	133	
St. Maarten	Iron Bark	2	2	1664			\$361,000	\$361,000	\$355,000	\$213.34	98.00%	114	
St. Maarten	Staccato	3	2	1664			\$399,900	\$399,900	\$372,000	\$223.56	93.02%	23	
St. Maarten	Donny	2	2	1680	Y		\$399,000	\$375,000	\$375,000	\$223.21	100.00%	114	
St. Maarten	Brookhaven	2	2	1664	Y		\$399,000	\$399,000	\$399,000	\$239.78	100.00%	42	
St. Tropez	Tamarisk Flower	2	2.5	2640	Y		\$524,900	\$524,900	\$512,500	\$194.13	98.00%	69	
St. Tropez	Cumberland	2	2.5	2640			\$529,000	\$524,000	\$515,000	\$195.08	98.00%	91	
St. Tropez	Turnberry Isle	2	2.5	2588			\$699,000	\$699,000	\$699,000	\$270.09	100.00%	49	
Tangier	Inverness	2	2	1800		Y	\$439,000	\$439,000	\$430,000	\$238.89	98.00%	76	
Tangier	Operetta	3	2	1914			\$374,900	\$374,900	\$369,900	\$193.26	99.00%	21	
Tangier	Morning Star	2	2	1764	Y		\$439,000	\$439,000	\$439,000	\$248.87	100.00%	153	
Tangier	Moorbrook	3	2	1914			\$465,000	\$465,000	\$460,000	\$240.33	99.00%	25	
Tangier w/casita	Sunrise Mtn	3	3	1996		Y	\$529,000	\$529,000	\$515,000	\$258.02	97.00%	114	
Topaz	Yucca Blossom	2	2	1322			\$289,000	\$289,000	\$279,000	\$211.04	97.00%	60	
Towle	Grand Oaks	2	2	1475			\$375,000	\$329,000	\$319,000	\$216.27	97.00%	199	
Victoria	Moonstone	2	2.5	2473			\$479,000	\$469,000	\$465,000	\$188.03	99.00%	41	
Villa	Blue Sky	1	1	1050			\$244,999	\$244,999	\$238,000	\$226.67	97.00%	60	
Waterford	Eveningside	2	2	1304			\$299,000	\$299,000	\$290,000	\$222.39	97.00%	57	

Information derived from Desert Area MLS.

Buyer &/or Seller Represented by The Horne Team

Original = Price when put on market. List = Asking price when entering escrow.	DOM = Days on Market, S=Short Sale, R=Foreclosure
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THE HORNE TEAM

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If your home is currently listed for sale, this is not a solicitation for your listing.
If your home is not currently listed and you are considering selling, please call us.
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