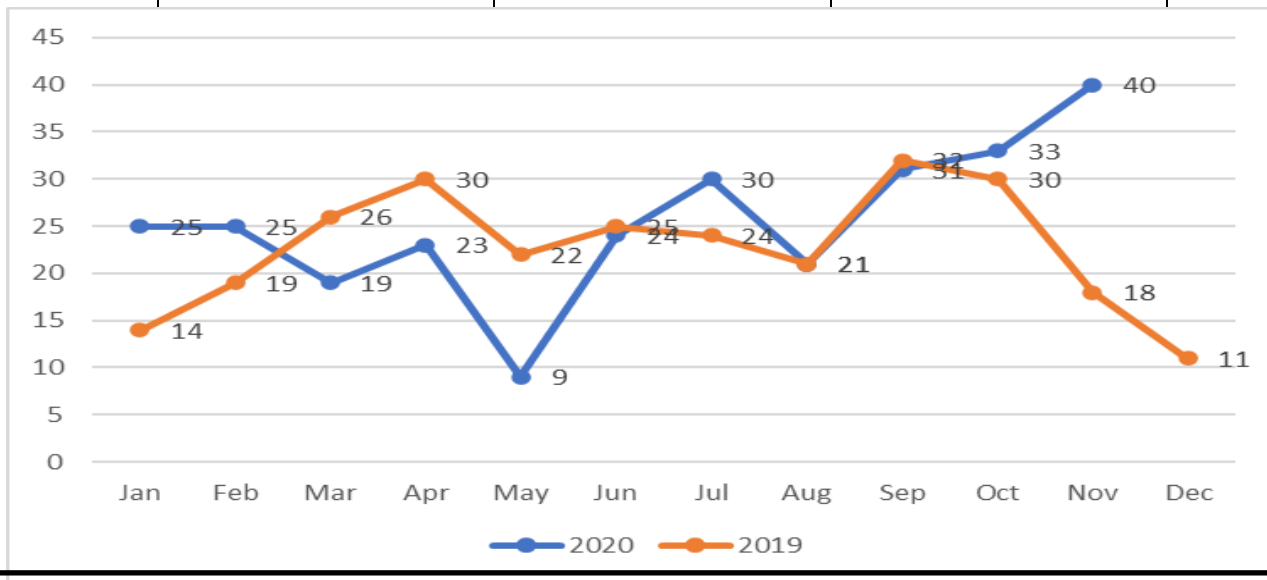




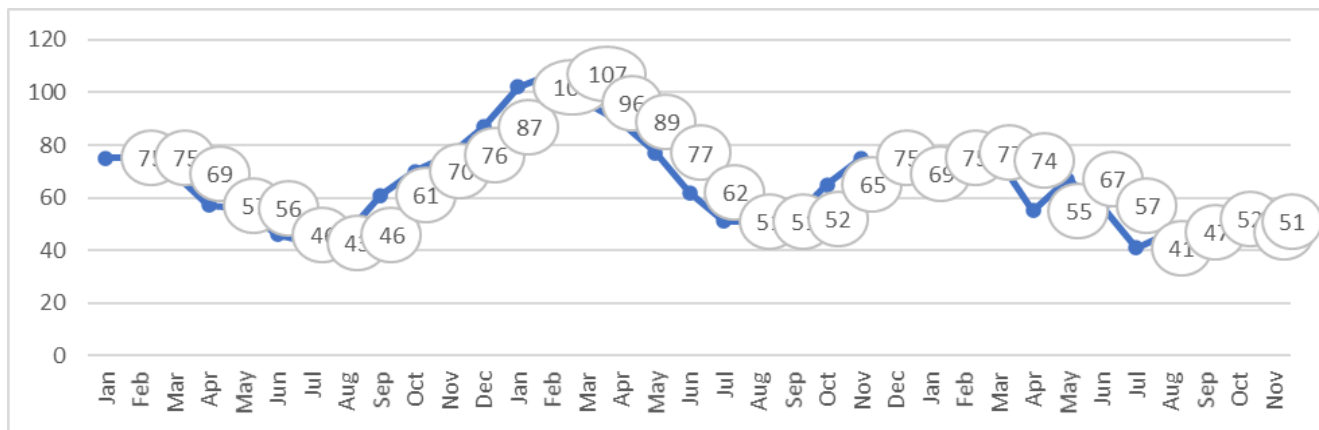
New Escrows

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	25	25	19	23	9	24	30	21	31	33	40	9
2019	14	19	26	30	22	25	24	21	32	30	18	11

<u>Nov 2020 vs. 2019</u>	<u>Last 3 2020 vs. 2019</u>	<u>YTD 2020 vs. 2019</u>
+122%	+30%	+7%



Homes For Sale



Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
-26%	-28%	-23%	-38%	-13%	-8%	-20%	-8%	0%	-28%	-32%

Months of Inventory

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	3.0	3.1	3.9	2.4	7.4	2.4	1.4	2.2	1.7	1.4	1.3	
2019	7.3	5.6	3.7	3.0	3.5	2.5	2.1	2.4	1.6	2.2	4.2	6.3



THE HORNE TEAM

SHADOW HILLS REAL ESTATE  
Market Snapshot  
November 2020

Sun City Shadow Hills - Close Sales - November 2020

Model	Street	BR	BA	SF	Pool	Golf	Original	List	Sold	\$/SF	SPvsLP	DOM
Avalino	Camino Fuerte	2	2	1,763			\$339,000	\$339,000	\$335,000	\$190	99.0%	53
Canterra	Calle Pueblo	2	2	1,257			\$289,500	\$285,000	\$285,000	\$227	100.0%	71
Castellano	Avenida Neblina	2	2.5	2,230			\$415,000	\$415,000	\$405,000	\$182	98.0%	53
Cordoba	Avenida Vidrio	2	2	1,295			\$314,900	\$309,900	\$307,000	\$237	99.0%	80
Embark	Avenida Viesca	2	2	1,321			\$299,500	\$299,500	\$290,000	\$220	97.0%	35
Embark	Camino Michanito	2	2	1,321	Y		\$396,000	\$396,000	\$402,000	\$304	102.0%	24
Hideaway	Camino Michanito	2	2	1,512			\$345,000	\$335,900	\$328,500	\$217	98.0%	62
Inspiration	Avenida Viesca	2	2	1,660			\$334,900	\$334,900	\$325,000	\$196	97.0%	47
La Paz	Corte Monteleon	3	3.5	2,966		Y	\$665,000	\$650,000	\$620,000	\$209	95.0%	246
Madera	Avenida Colonias	2	2	1,854		Y	\$475,000	\$475,000	\$475,000	\$256	100.0%	49
Montoya	Avenida Contento	2	2	1,432			\$305,000	\$289,900	\$282,500	\$197	97.0%	195
San Benito	Ave Santa Carmen	2	2	2,147			\$410,000	\$410,000	\$390,000	\$182	95.0%	56
San Benito	Avenida Aliso	2	2	2,147	Y		\$419,000	\$419,000	\$415,000	\$193	99.0%	35
San Benito	Calle Santa Juana	2	2	2,147			\$420,000	\$420,000	\$420,000	\$196	100.0%	18
San Emilio	Ave Santa Marta	2	2	1,823			\$339,000	\$339,000	\$334,500	\$183	99.0%	54
San Miguel	Camino Santa Elise	2	2.5	2,569	Y	Y	\$585,000	\$585,000	\$575,000	\$224	98.0%	143
San Miguel	Ave Santa Carmen	2	2.5	2,569			\$469,000	\$469,000	\$460,000	\$179	98.0%	42
San Vicente	Avenida Linda	2	2	1,571			\$289,000	\$289,000	\$285,000	\$181	99.0%	33
San Ysidro	Via Arbolitos	2	2	1,658			\$319,000	\$314,000	\$310,000	\$187	99.0%	86
Serrente	Avenida Parito	2	2	1,488			\$299,995	\$299,995	\$299,995	\$202	100.0%	40
Serrente	Camino Santa Paula	2	2	1,488			\$324,900	\$324,900	\$326,000	\$219	100.0%	28
Sorrano	Avenida Lorena	3	3	2,112	Y	Y	\$550,000	\$525,000	\$515,000	\$244	98.0%	47
Terraza	Camino Montevideo	2	2.5	2,707		Y	\$550,000	\$550,000	\$474,700	\$175	86.0%	25
<b>23 Total Sales</b>	<b>Averages:</b>						<b>\$397,987</b>	<b>\$394,565</b>	<b>\$385,226</b>	<b>\$209</b>	<b>98.0%</b>	<b>66</b>