



Roni Cagen

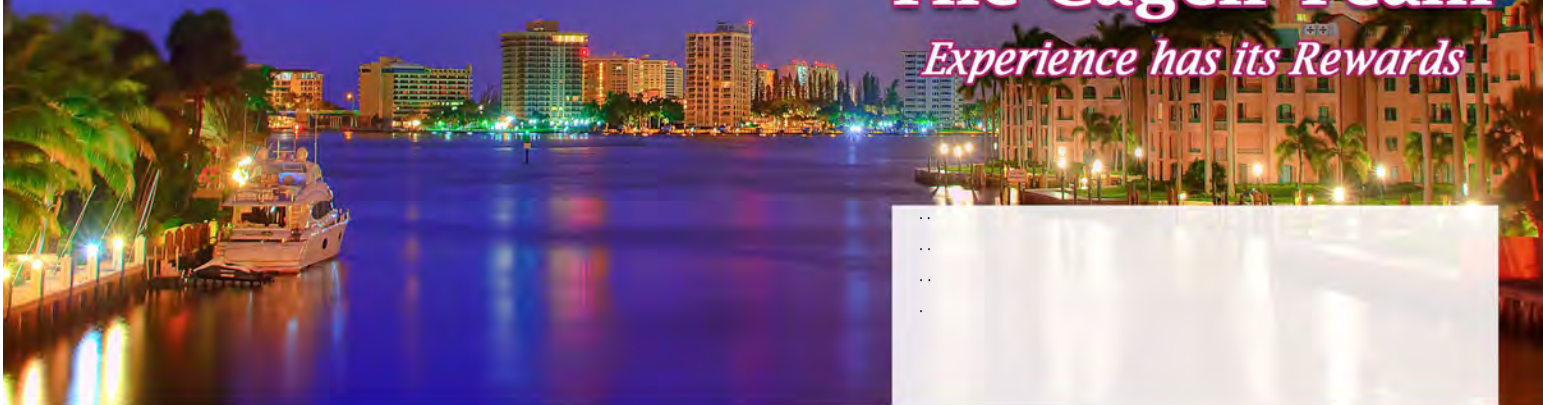
LICENSED IN FLORIDA & NEW YORK

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Real Estate Roni & The Cagen Team

Experience has its Rewards



A Real Estate Review For Palm Shores

Palm Shores Real Estate Newsletter

Welcome back to the 3rd year of our Palm Shores Real Estate Newsletter. (Different design). Thank's for the great feedback, I listened, and I hope you're now enjoying the "Palm Shores Real Estate Website" I created for you as well.

To view our **Palm Shores Real Estate activity online** visit:
www.RealEstateRoni.com

Select "**Community tab**" and then select "**Palm Shores**"

On the **Palm Shores Real Estate website** you can view the available homes for sale, their pictures, prices, descriptions and past newsletters, - so you can stay updated on what's happening in our community. (Don't forget to bookmark that page!) Many agents no longer allow their listings to be advertised in print, (I still don't understand that logic as it's additional free advertising for their customer) but you can still view them on our Real Estate Website as I have it linked directly to the MLS.

Palm Shores: Today we have 5 homes for sale, 3 are under contract, 2 are still available for sale, and we have 1 rental on the lake. If you know anyone who might be interested in them, please give me a call. In 2014 there were 19 sales ranging from \$160k- \$250K, plus a private sale outside of the MLS. Overall that's a 22 % increase in sales from last year.

As your neighbor and Real Estate Professional, I'm committed to keeping the value of our community up and stable. If you are thinking about selling your home, looking to relocate, or would just like a free *confidential* analysis of your home, give me a call.

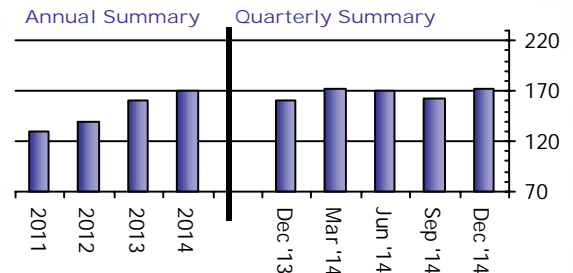
Our services, marketing and negotiating skills are among some of the finest in the industry, and My team and I, with the strength of The Keyes Company, would love the opportunity to **Sell with Success for You!**

Roni Cagen

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Cost/S.F. Trend in Palm Beach County

The average cost per square foot living space is graphed for single family homes in Palm Beach County. Cost/S.F. increased 7.5% when comparing 3-months ending December, 2014 to the same quarter in the prior year.



SOURCE: Graph includes single family homes sold in the Florida Regional MLS, Inc. over the last 4 years.

	Mortgage	Rate	Points	Margin
Current	30 Yr Fxd	3.66%	0.6	N/A
Mortgage	15 Yr Fxd	2.98%	0.5	N/A
Rates	5/1-Yr ARM	2.90%	0.4	2.74
	1-Yr ARM	2.37%	0.4	2.74

Freddie Mac Primary Mortgage Market Survey® as of 1/15/2015.

Buy with Confidence...

Sell with Success

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A Summary of Home Sales in Your Area

The report summarizes listings sold, as well as active listings for Palm Shores. Listings summarized in the following table for the time periods noted are based on information from the Florida Regional MLS, Inc.. Properties sold were listed/sold by The Keyes Co., REALTORS and by various MLS participating offices. Non-MLS properties are not included. All information is deemed reliable but is not guaranteed.

The most recent 14 listings sold between 1/27/14 and 1/27/15 are shown in more detail below as they represent the best indication of change in property values.


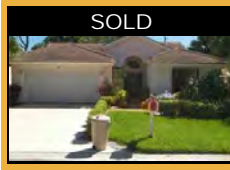

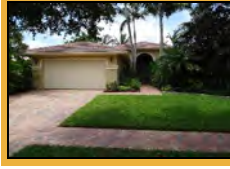


Sold Date	Palm Shores	Bedrms + F Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
01/26/15	4675 Sextant Cir	3 + 2	1992 / 1818	\$215,000	\$209,000	-2.8%	86
01/02/15	8781 Boatswain Dr	3 + 2	1991 / 1589	\$220,000	\$210,000	-4.6%	280
12/31/14	8791 Boatswain Dr	3 + 2	1991 / 2104	\$235,000	\$220,000	-6.4%	64
12/22/14	4521 Catamaran Cir	3 + 2	1991 / 1818	\$210,000	\$210,000	0.0%	7
12/11/14	4521 Ketch Ct	3 + 2	1991 / 1818	\$240,000	\$240,000	0.0%	176
09/24/14	4530 Ketch Ct	2 + 2	1992 / 1860	\$190,000	\$190,000	0.0%	43
08/27/14	4831 Catamaran Cir	2 + 2	1990 / 1586	\$189,000	\$167,000	-11.7%	13
08/13/14	8450 Leeway Ln	2 + 2	1989 / 1511	\$195,000	\$185,000	-5.1%	37
08/01/14	4861 Yardarm Ln	3 + 2	1990 / 1505	\$229,000	\$225,000	-1.7%	103
07/16/14	4800 Yardarm Ln	3 + 2	1993 / 2065	\$245,000	\$245,000	0.0%	44
07/09/14	8940 Boatswain Dr	3 + 2	1992 / 2065	\$239,900	\$237,500	-1.0%	69
07/03/14	4700 Catamaran Cir	3 + 2	1991 / 2104	\$244,900	\$250,000	2.1%	49
06/10/14	4747 Sextant Cir	3 + 2	1990 / 1758	\$228,900	\$222,000	-3.0%	30
06/04/14	4680 Catamaran Cir	3 + 2	1990 / 2104	\$219,000	\$225,000	2.7%	11
Averages:				\$221,479	\$216,821	-2.1%	72

Summary	12 Months of Sold MLS Listings From:		Difference	Listings Currently FOR SALE
	1/27/14 to 1/27/15	1/27/13 to 1/27/14	vs. Year Ago	
Palm Shores	20	23	-3	5
Average Property Price:	\$213,578	\$175,261	21.9%	\$251,200

Available Properties in the Area

Please feel free to share these exceptional values with your friends and family.

The following listings represent an assortment of properties available in the MLS across a range of prices and locations. If you would like to see your property featured here or you know someone who is looking to buy or sell, please call Roni Cagen.

 <p>Under Contract \$223,000 3 Bdrms + 2 FBths PALM SHORES; 4561 Catamaran (Courtesy The Keyes Company) <i>Newer roof. Interior is the original. Endless opportunities.</i></p>	 <p>SOLD \$209,000 3 Bdrms + 2 FBths PALM SHORES; 4675 Sextant (Courtesy Re/Max Executive Realty) <i>Spacious home with 2 car garage. Open Florida room; tile floors; high ceiling; lots of windows.</i></p>
 <p>Under Contract \$265,000 3 Bdrms + 2 FBths PALM ISLES; 7900 Sailing Shores (Courtesy The Keyes Company) <i>Lovely home with 2 car garage & skylights. Full lake view from great room, dining room & kitchen.</i></p>	 <p>\$599,900 3 Bdrms + 2 FBths + 1 HBths TIVOLI RESERVE; 11017 Via San Remo (Courtesy Keyes Company) <i>Professionally designed interior & furniture. Completely updated inside and out with spa.</i></p>
 <p>\$220,000 3 Bdrms + 2 FBths FAIRMONT PLACE; 4727 Boxwood (Courtesy The Keyes Company) <i>Beautiful lake home with new roof. Plantation shutters; Florida room overlooking the lake!</i></p>	 <p>\$429,900 3 Bdrms + 2 FBths + 1 HBths VILLAGGIO; 8134 Rossini Way (Courtesy The Keyes Company) <i>Beautiful and spacious Modena model with the lake view. Accordion shutter; extended screened patio.</i></p>

For additional information or a free market analysis of your home, contact:

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To view your community online go to:

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