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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

In addition to the newsletter, I'm glad you're enjoying the **Palm Shores Real Estate website** where you can view our communities Real Estate Activity online. You can view the pictures, available homes for sale, see what's under contract, or sign up for an email update to be notified of the activity in our community, or actually any community. Go online to:

www.RealEstateRoni.com

Select the "**Community**" tab and then "**Palm Shores.**"

Tight inventories continue to dominate the market and Palm Shores is no exception; of the 5 homes currently for sale, 2 of them are currently under contract. (go to the website to view availability)

In Palm Beach County, Inventory is down 3.2% this month. Combined with low interest rates and new financing programs with down payments as low as 3%, the buyers are shopping, but the homes are remaining on the market longer than they did a few months ago.

If you are considering selling your home, I would love to help you. My marketing and negotiating skills are among some of the finest in the industry as well.

I just sold 4540 Catamaran Circle for \$274,500 and I would love to **Sell with Success for You.**

If you would like an **accurate and honest evaluation** of your home (confidential of course), give me a call so I can help. I'm always available to help my neighbors and friends.

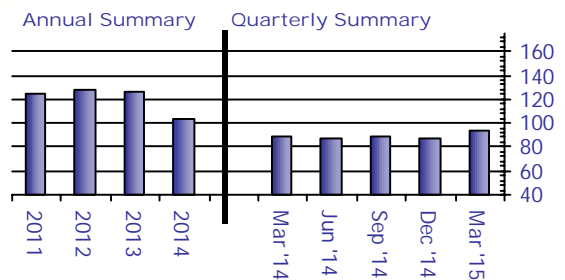
Your Palm Shores Specialist,

Roni Cagen

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DOM Trend in Palm Beach County

The graph shows the average days on market (DOM) that single family homes took to sell in Palm Beach County. DOM decreased 15.8% when comparing 12-months ending March, 2015 to 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 Mortgage Rates	30 Yr Fxd	3.70%	▲ 0.6	N/A
	15 Yr Fxd	2.98%	▲ 0.6	N/A
	5/1-Yr ARM	2.92%	■ 0.5	2.74
	1-Yr ARM	2.46%	■ 0.4	2.74

Freddie Mac Primary Mortgage Market Survey® as of 4/2/2015.

Buy with Confidence...
Sell with Success

Roni Cagen

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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 4/7/14 and 4/7/15 are shown in more detail below as they represent the best indication of change in property values.

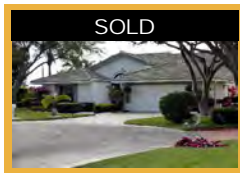
<u>Sold Date</u>	<u>Palm Shores</u>	<u>Bedrms + F Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
03/25/15	4540 Catamaran Cir	3 + 2	1990 / 2104	\$284,500	\$274,500	-3.5%	20
03/03/15	4711 Yardarm Ln	3 + 2	1990 / 1818	\$265,000	\$245,000	-7.6%	47
02/17/15	4561 Catamaran Cir	3 + 2	1993 / 1854	\$223,000	\$223,000	0.0%	69
01/29/15	4701 Catamaran Cir	3 + 2	1991 / 1842	\$229,000	\$219,000	-4.4%	89
01/23/15	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
Averages:				\$226,393	\$218,750	-3.4%	77

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference</u>	<u>Listings Currently FOR SALE</u>
	<u>4/7/14 to 4/7/15</u>	<u>4/7/13 to 4/7/14</u>	<u>vs. Year Ago</u>	
Palm Shores	21	18	+3	3
Average Property Price:	\$222,908	\$178,356	25.0%	\$248,500

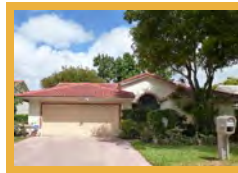
Available Properties in the Area

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.



\$274,500 3 Bdrms + 2 FBths
Palm Shores; 4540 Catamaran Circle (Courtesy The Keyes Company)
Completely renovated on cul-de-sac. 2 car garage; screened porch; open patio overlooking the lake.



\$275,500 3 Bdrms + 2 FBths
Palm Shores; 4731 Sextant Circle (Courtesy The Keyes Company)
Beautifully Renovated and a Fully enclosed Florida room; large yard.



\$240,000 3 Bdrms + 2 FBths
Palm Shores; 8449 Northstar Court (Courtesy Keller Williams Realty Services)
Wonderful home in 55 plus community. Gorgeous kitchen; lrg fully enclosed patio; accordion shutters.



\$323,900 3 Bdrms + 3 FBths
Lakeridge Greens; 6839 Grenelefe Road (Courtesy The Keyes Company)
Great location! Spacious living & dining room w/vaulted ceilings; sliding glass doors; shutters.



\$299,500 3 Bdrms + 2 FBths
Knollwood; 4180 Key Lime Boulevard (Courtesy The Keyes Company)
Spectacular! Features loft, spacious family room, gourmet kitchen with island, large neutral tile.



\$220,000 3 Bdrms + 2 FBths
Fairmont Place; 4727 Boxwood Circle (Courtesy The Keyes Company)
Enjoy your northern exposure from the Florida room overlooking the beautiful lake!

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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