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Real Estate Roni & The Cagen Team *Experience has its Rewards*

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A Real Estate Review For Palm Shores

Palm Shores Real Estate Newsletter

Our **Palm Shores Real Estate Website** is a big hit. If you haven't checked it out yet, GO ONLINE where we created the website for You, the residents. To view the details of the homes for sale go to:

www.RealEstateRoni.com

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

Palm Shores: In 2015 we've had 13 sales so far, and 6 homes are currently on the market for sale now. (you can view them all online.) With an extremely hot summer it's been a little slower than usual, but with season right around the corner, that will change very soon.

Palm Beach County: Occupancy for rental properties are extremely high driving rental rates above the actual cost of home ownership in some areas. While the price of homes went up, inventory remains tight, which is still creating a sense of urgency for potential buyers.

If you are thinking about taking advantage of the market and would like to sell your home, My **award winning Team and I will help you achieve that goal.** I've earned a reputation for **Selling with Success** and exceeding my Clients expectations all over Palm Beach County and would love to help you too.

I live in Palm Shores, so my community is my priority.

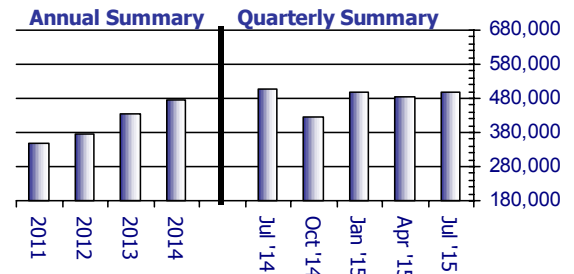
Your Neighbor and Palm Shores Specialist,

Roni Cagen

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Sold Price Trend in Palm Beach County

The graph shows the average selling price for single family homes in Palm Beach County. Prices increased 4.0% when comparing 12-months ending July, 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	3.94%	▲ 0.6	N/A
	15 Yr Fxd	3.17%	▲ 0.6	N/A
	5/1-Yr ARM	2.93%	▼ 0.5	2.74
	1-Yr ARM	2.62%	▲ 0.3	2.74

Freddie Mac Primary Mortgage Market Survey® as of 8/13/2015.

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 8/17/14 and 8/17/15 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
07/22/15	4691 Sextant Cir	3 + 2	1990 / 1746	\$285,000	\$282,000	-1.1%	15
07/15/15	8461 Leeway Ln	3 + 2	1993 / 1617	\$248,000	\$245,000	-1.2%	4
04/30/15	8449 Northstar Ct	2 + 2	1990 / 1734	\$240,000	\$240,000	0.0%	127
04/06/15	4701 Yardarm Ln	3 + 2	1990 / 2104	\$285,000	\$272,000	-4.6%	5
03/25/15	4540 Catamaran Cir	3 + 2	1990 / 2104	\$284,500	\$274,500	-3.5%	20
03/13/15	4754 Sextant Cir	3 + 2	1990 / 1834	\$299,000	\$250,000	-16.4%	24
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
Averages:				\$248,464	\$238,536	-4.0%	72

Summary	12 Months of Sold MLS Listings From:		Difference	Listings Currently FOR SALE
	8/17/14 to 8/17/15	8/17/13 to 8/17/14	vs. Year Ago	
Palm Shores	17	20	-3	5
Average Property Price:	\$230,676	\$202,403	14.0%	\$267,780

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 by The Keyes Co., REALTORS. 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.



\$279,900 3 Bdrms + 2 FBths
 Palm Shores:
 4741 Yardarm Lane
Seamist model with a wide open Florida Room overlooking lake. Newer Roof.



\$250,000 3 Bdrms + 2 FBths
 Palm Shores:
 4731 Sextant Circle
Seamist Model with tons of upgrades and newer roof. Fully enclosed a/c Florida room.



\$259,900 3 Bdrms + 2 FBths
 Palm Shores:
 8851 Boatswain Drive
Seamist Model with one of the Largest Lots, Plenty of Room for a Pool and Patio. Newer Roof.



\$314,900 2 Bdrms + 2 FBths
 Marina Village:
 625 Casa Loma Boulevard
Beautiful condo w/large wrap-around balcony w/ocean & intracoastal water views! Perfect floor plan!



Under Contract 3 Bdrms + 2 FBths
 Palm Isles:
 9639 Harbour Lake Circle
Fully furnished lake view home. High ceilings; screened patio; enclosed Florida room.



Under Contract 2 Bdrms + 2 FBths
 Tivoli Lakes:
 6923 Fabiano Circle
Highly desirable home in 55+ community. Upgraded bathroom; access to patio from master.

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

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