



# 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

We have 12 homes on the market for sale - You can view them on our Real Estate Website, with the exception of Broward Broker listings. Those do not show up in our Palm Beach County IDX feeds, so they will not show up on our site.

Palm Shores Real Estate Website

[www.RealEstateRoni.com](http://www.RealEstateRoni.com)

Select "Community" Tab, then select "Palm Shores"

In 2015 we had 22 homes that sold with an average sale price of \$250,000 (Lake Properties bring in more), with an 18.3% increase in sales price from the previous year. The year before that, the sales price rose 22.9% which means our selling price in Palm Shores still went up, but at a -5% decrease from the previous year. The market is stabilizing.

**Is it Time to Sell and Move on? If so, I'm here to help.**

My team and I bring the Experience and Knowledge to your door with some of the finest marketing & negotiating skills in the industry, and I would love to help you too!

**Your Home Becomes My Top Priority Until It Sells!**

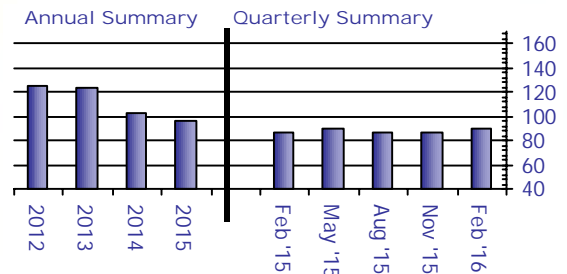
Your Neighbor and Palm Shores Specialist,

*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 5.0% when comparing 12-months ending February, 2016 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	3.62%	0.6	N/A
	15 Yr Fxd	2.93%	0.5	N/A
	5/1-Yr ARM	2.79%	0.5	2.73
	1-Yr ARM	2.68%	0.2	2.74

Freddie Mac Primary Mortgage Market Survey® as of 2/25/2016.

**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 3/2/15 and 3/2/16 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>
11/18/15	4719 Capstar Dr	3 + 2	1990 / 1955	\$250,000	\$245,000	-2.0%	79
11/17/15	8851 Boatswain Dr	3 + 2	1990 / 2104	\$259,900	\$255,000	-1.9%	54
10/30/15	4571 Ketch Ct	3 + 2	1992 / 1977	\$269,900	\$261,975	-2.9%	79
10/13/15	4760 Navigator Ln	3 + 2	1990 / 2051	\$269,000	\$255,000	-5.2%	26
10/13/15	4786 Sextant Cir - ON THE LAKE	3 + 2	1989 / 2287	\$285,000	\$275,000	-3.5%	28
10/09/15	8840 Boatswain Dr	3 + 2	1991 / 2104	\$235,000	\$235,000	0.0%	60
09/23/15	4700 Catamaran Cir	3 + 2	1991 / 2104	\$269,000	\$260,000	-3.4%	59
09/22/15	4741 Yardarm Ln	3 + 2	1990 / 2104	\$279,900	\$269,000	-3.9%	51
09/17/15	4731 Sextant Cir	3 + 2	1991 / 2104	\$250,000	\$243,000	-2.8%	139
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 - ON THE LAKE	3 + 2	1990 / 2104	\$285,000	\$272,000	-4.6%	5
03/25/15	4540 Catamaran Cir - ON THE LAKE	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
Averages:				\$266,014	\$255,748	-3.9%	54

<u>Summary</u>	<u>12 Months of Sold MLS Listings From: 3/2/15 to 3/2/16</u>	<u>3/2/14 to 3/2/15</u>	<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>
Palm Shores	15	21	-6	11
Average Property Price:	\$255,032	\$216,836	17.6%	\$263,773

## 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><b>Under Contract</b> \$255,000 3 Bdrms + 2 FBths Palm Shores; 4751 Catamaran Circle (Courtesy The Keyes Company) <i>Seamist Model: Newer Roof, A/C, Upgraded Kitchen, Accordion Shutters, a/c Florida Room.</i></p>	 <p><b>Under Contract</b> \$259,900 3 Bdrms + 2 FBths Palm Shores; 4772 Navigator Lane (Courtesy The Keyes Company) <i>Seamist: Newer Roof, Upgraded Kitchen, a/c Florida Room, Large backyard.</i></p>
 <p>\$249,900 3 Bdrms + 2 FBths Palm Shores; 8830 Boatswain Drive (Courtesy The Keyes Company) <i>Shoreline Model w/ extra long driveway, Newer Roof, Upgraded Kitchen, enclosed a/c Florida Room</i></p>	 <p>\$278,900 3 Bdrms + 2 FBths Palm Shores; 8511 Leeway Lane (Courtesy The Keyes Company) <i>Seamist Model: Newer Roof, Updated Bathrooms &amp; Kitchen, a/c Florida Room. Quiet backyard</i></p>
 <p><b>Under Contract</b> \$259,900 3 Bdrms + 2 FBths Palm Shores; 8451 Leeway Lane (Courtesy Keller Williams Realty Services) <i>New kitchen - solid wood cabinets, Samsung SS appliances, new bathroom cabinets-granite countertops.</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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