



# 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

#### The Palm Shores Real Estate Newsletter

**Palm Shores:** There are currently 5 homes on the market for sale right now. When they sell, it will make a total of 22 sales so far in 2015. We had a 17.7 % price increase this year compared to the previous year of 22.9%. Could the market be stabilizing?

To View Palm Shores Real Estate Website visit:

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

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

**Palm Beach County:** The Real Estate market continues with strong demand and limited supply. There's a lot of new construction going on, and while the East continues with tourism, the West is growing in population with new housing communities. Rentals are still on the rise & home prices have reached unexpected highs this year.

#### Is This The Time To Sell Your Home?

If it is....And you would like to sell, My Award Winning Team & I bring the experience & skills to your front door with some of the finest marketing & negotiating skills in the industry. We'll help you take full advantage of today's market to maximize your homes financial potential.

**Your Home Become's My Top Priority Until It Sells!**

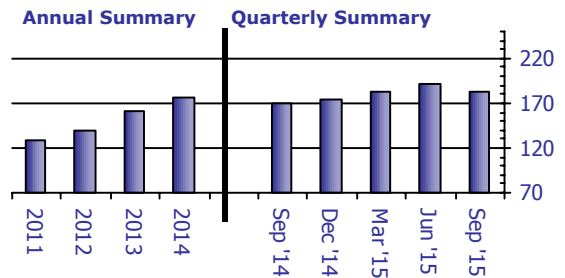
Please call me with any questions. (all calls are confidential)  
Your Neighbor and Palm Shores Specialist,

*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 7.1% when comparing 3-months ending September, 2015 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
<b>Current Mortgage Rates</b>	30 Yr Fxd	3.79%	0.6	N/A
	15 Yr Fxd	2.98%	0.5	N/A
	5/1-Yr ARM	2.89%	0.4	2.74
	1-Yr ARM	2.62%	0.2	2.74

Freddie Mac Primary Mortgage Market Survey® as of 10/22/2015.

**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 10/22/14 and 10/22/15 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
10/13/15	4786 Sextant Cir	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
07/22/15	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
<b>Averages:</b>				<b>\$262,671</b>	<b>\$252,321</b>	<b>-3.9%</b>	<b>53</b>

Summary	12 Months of Sold MLS Listings From:			Difference vs. Year Ago	Listings Currently FOR SALE
	10/22/14 to 10/22/15	10/22/13 to 10/22/14			
Palm Shores	20	18	+2	4	
<b>Average Property Price:</b>	<b>\$242,325</b>	<b>\$205,837</b>	<b>17.7%</b>	<b>\$270,950</b>	

## 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.

 <p><b>Under Contract</b>  <b>\$300,000</b>            Cascade Lakes:            5118 Pelican Cove Drive  <i>New Gourmet Kitchen in 2014 &amp; updated bathrooms as well.</i></p>	3 Bdrms + 2 FBths	 <p><b>Under Contract</b>  <b>\$259,900</b>            Palm Shores:            8851 Boatswain Drive  <i>Largest model with an oversized yard to accommodate a pool if you wish.</i></p>	3 Bdrms + 2 FBths
 <p><b>\$265,000</b>            Palm Shores:            4719 Capstar Drive  <i>Beautiful Lakeview home! Upgraded eat in kitchen w/ granite &amp; stainless. Active adult community!</i></p>	3 Bdrms + 2 FBths	 <p><b>\$249,000</b>            Patrician:            3450 S Ocean Boulevard  <i>Totally renovated unit with gorgeous balcony views of the Intracoastal in Palm Beach. Leasing OK!</i></p>	1 Bdrms + 2 FBths
 <p><b>\$263,900</b>            Palm Isles:            9930 Harbour Lake Circle  <i>Home includes crown molding, tile floorings with an open floor plan, and a large screened patio.</i></p>	3 Bdrms + 2 FBths	 <p><b>\$350,000</b>            Bellaggio:            6705 Murano Way  <i>This is a Bellaggio "BEST BUY"- priced to sell! Located in a cul-de-sac.</i></p>	4 Bdrms + 2 FBths + 1 HBths

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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