



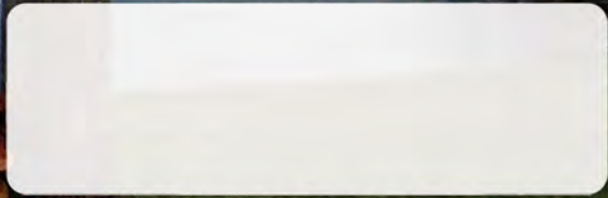
**Roni Cagen**  
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# Your Palm Shores Specialist

★ Multi-Million Dollar Producer  
 ★ Certified E-Marketing Specialist



## A Real Estate Review For Palm Shores

### REAL ESTATE RONI'S NEWSLETTER

I hope you all had a wonderful Holiday season and are settling back in. I spent the Holiday in NY with my family, friends...and the Cold....and It's nice to be back home in Palm Shores with our beautiful weather.

**PALM BEACH COUNTY REAL ESTATE:** 2013 was definitely the turning point in Real Estate after the market crash. A lack of inventory last year gave us the opportunity to bring in higher pricing for Palm Beach County, and home prices are slowly on the rise. The appraisals are still trying to catch up.

**PALM SHORES SALES:** We had a total of 25 homes that sold in 2013 ranging in price from \$137,500 (a foreclosure) to \$205,500 (had a pool). There were a total of 5 foreclosure/investment properties that sold, and hopefully that trend is winding down for us as well. The 3 highest sales were \$197, \$197 & \$205,500 and I had the pleasure to represent all 3 of those sellers. In 2012 we had 19 sales, with the highest sales price @ \$180,000.

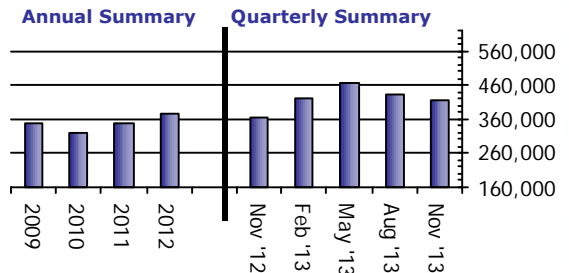
Best Wishes for a **Happy and Healthy New Year**. As always, please don't hesitate to call me if you have any questions, or need some help.

*Roni Cagen*

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

### Sold Price Trend in Palm Beach County

The graph shows the average selling price for single family homes in Palm Beach County. Prices increased 18.2% when comparing 12-months ending November, 2013 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
<b>Current Mortgage Rates</b>	30 Yr Fxd	4.42%	↓ 0.7	N/A
	15 Yr Fxd	3.43%	↓ 0.7	N/A
	5/1-Yr ARM	2.94%	↓ 0.4	2.74
	1-Yr ARM	2.51%	↓ 0.4	2.75

Freddie Mac Primary Mortgage Market Survey® as of 12/12/2013.

For All Your Real Estate Needs

**Contact Roni!**

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# A Summary of Home Sales

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 12/16/12 and 12/16/13 are shown in more detail below as they represent the best indication of change in property values.

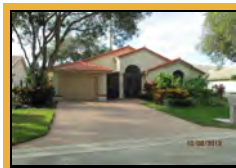
Sold Date	Palm Shores	Bedrms + F Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
12/05/13	4711 Capstar Dr	3 + 2	1989 / 1505	\$215,000	\$195,000	-9.3%	22
11/30/13	4801 Catamaran Cir	3 + 2	1992 / 2388	\$195,000	\$190,000	-2.6%	10
11/12/13	4723 Sextant Cir	3 + 2	1990 / 2104	\$138,200	\$137,500	-0.5%	51
10/10/13	4551 Ketch Ct	3 + 2	1992 / 2304	\$199,000	\$175,000	-12.1%	86
08/30/13	4743 Capstar Dr	3 + 2	1991 / 2598	\$169,900	\$175,000	3.0%	0
08/28/13	4530 Ketch Ct	2 + 2	1992 / 1860	\$160,000	\$155,000	-3.1%	46
08/23/13	4778 Sextant Cir	3 + 2	1989 / 2123	\$200,000	\$195,000	-2.5%	3
08/16/13	4707 Sextant Cir	3 + 2	1990 / 2104	\$194,000	\$195,000	0.5%	0
07/08/13	8911 Boatswain Dr	2 + 2	1992 / 1963	\$159,000	\$151,000	-5.0%	307
06/28/13	4800 Yardarm	3 + 2	1993 / 2065	\$194,000	\$197,000	1.5%	57
06/27/13	8400 Leeway Ln	3 + 2	1989 / 2060	\$189,900	\$188,500	-0.7%	35
05/22/13	8781 Boatswain Dr	3 + 2	1991 / 1842	\$185,000	\$172,500	-6.8%	25
05/10/13	4711 Capstar Dr	3 + 2	1989 / 1961	\$184,900	\$180,000	-2.7%	9
04/30/13	4781 Catamaran Cir	2 + 2	1990 / 1420	\$159,000	\$154,000	-3.2%	148
<b>Averages:</b>				<b>\$181,636</b>	<b>\$175,750</b>	<b>-3.2%</b>	<b>57</b>

Summary	12 Months of Sold MLS Listings From:		Difference vs. Year Ago	Listings Currently FOR SALE
	12/16/12 to 12/16/13	12/16/11 to 12/16/12		
Palm Shores	26	21	+5	1
<b>Average Property Price:</b>	<b>\$173,208</b>	<b>\$159,721</b>	<b>8.4%</b>	<b>\$167,000</b>

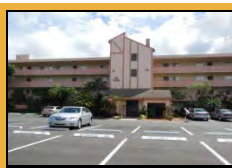
## Available Properties In The Area

**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. 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.



**\$167,000** 2 Bdrms + 2 FBths  
Palm Shores; 8401 Leeway Lane (Courtesy Berkshire Hathaway Florida Realty)  
*Spacious 2 bedroom home. Updated kitchen; porcelain tile; laundry room off kitchen.*



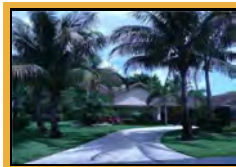
**\$85,000** 2 Bdrms + 2 FBths  
Huntington Lakes; 7286 Huntington Lane (Courtesy The Keyes Co)  
*2 Bedroom Condo, across from the clubhouse.*



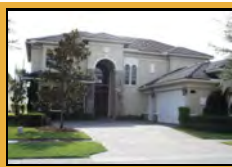
**\$54,900** 2 Bdrms + 2 FBths  
Fountains; 4266 D Este Court (Courtesy The Keyes Co)  
*Well maintained 2/2 Condo in the fountains. Membership optional, but not mandatory.*



**\$360,000** 2 Bdrms + 2 FBths  
Valencia Pointe; 10865 Deer Park Lane (Courtesy The Keyes Co)  
*Corner house; 10 ft. ceilings; spacious floor plan; tile & carpet flooring; SS appliances; granite.*



**\$600,000** 3 Bdrms + 3 FBths  
Pine Tree Golf Club; 4629 Turnberry Court (Courtesy The Keyes Co)  
*Beautiful pool home with circular drive. Inviting, gorgeous granite kitchen & spacious floor plan.*



**\$899,000** 5 Bdrms + 5 FBths  
Equus; 9282 Equus Circle (Courtesy The Keyes Co)  
*5 bed, 5 bath, + office and a loft. DREAM Kitchen in Magnificent Equus.*



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