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# Your Palm Shores Specialist

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



## A Real Estate Review For Palm Shores

### PALM SHORES REAL ESTATE NEWSLETTER

Hi Everyone and **Happy Holidays!** As you know my bi-monthly newsletter is designed to keep you up to date on the activity in Palm Shores, as well as the market trends in Palm Beach County. **NOW** you can **VISIT US ONLINE** where I created a **community page for You, the residents of Palm Shores** to view all the details of the homes for sale. (Don't forget to bookmark that page!)

To view Palm Shores Real Estate activity online visit:  
[www.RealEstateRoni.com](http://www.RealEstateRoni.com)  
 Select "Community tab" and then select "Palm Shores"

**Palm Shores Sales:** So far in 2014 we've had 15 sales ranging from \$160k - \$250K. 3 homes are under contract, and 5 more are available for sale. That would be about 23 homes sold this year. Last year we had a total of 25 sales.  
**Palm Beach County:** 2013 was definitely the turning point in Real Estate after the market crash, and in 2014 the market went from being distressed to relatively stable. Sales pricing went up, inventory declined, and now we are seeing a much more normal market. Each newsletter will also show you a few other properties available for sale in your local market so you can see what's selling around town.

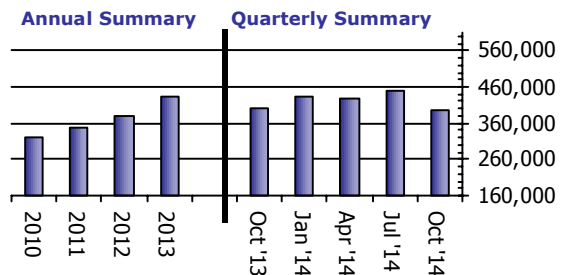
For those of you who don't already know me, or have yet to experience working with me, I've earned a reputation for **Selling with Success** and exceeding my clients' expectations, **not only in Palm Shores, but all over Palm Beach County.** I live in Palm Shores (our family home for 24 years), and I'm dedicated to my community, as well as to keeping our values up. When selling, my experience and knowledge in this community helps to bring in top dollar & a quick sale! If you are thinking about selling your home and need top professional real estate services, call me for a free consultation of your home.

Let myself and my team, along with the power of The Keyes Company **Sell with Success for You.**

*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 remained relatively stable at -0.9% when comparing 12-months ending October, 2014 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	3.99%	0.5	N/A
	15 Yr Fxd	3.17%	0.5	N/A
	5/1-Yr ARM	3.01%	0.5	2.74
	1-Yr ARM	2.44%	0.4	2.74

Freddie Mac Primary Mortgage Market Survey® as of 11/20/2014.

**For All Your Real Estate Needs  
 Contact Roni!  
 561-254-9749**

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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 11/25/13 and 11/25/14 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
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
07/09/14	8940 Boatswain Dr	3 + 2	1992 / 2065	\$239,900	\$237,500	-1.0%	69
07/03/14	4700 Catamaran Cir	3 + 2	1991 / 2104	\$244,900	\$250,000	2.1%	49
06/10/14	4747 Sextant Cir	3 + 2	1990 / 1758	\$228,900	\$222,000	-3.0%	30
06/04/14	4680 Catamaran Cir	3 + 2	1990 / 2104	\$219,000	\$225,000	2.7%	11
05/12/14	8821 Boatswain Dr	3 + 2	1991 / 1818	\$259,000	\$240,000	-7.3%	8
05/01/14	4601 Catamaran Cir	3 + 2	1990 / 2104	\$229,000	\$238,061	4.0%	5
04/30/14	4561 Ketch Ct	3 + 2	1992 / 2302	\$222,000	\$206,000	-7.2%	51
03/28/14	4720 Catamaran Cir	2 + 2	1990 / 1595	\$229,000	\$200,000	-12.7%	36
03/18/14	4581 Catamaran Cir	3 + 2	1991 / 2104	\$199,500	\$192,000	-3.8%	52
<b>Averages:</b>				<b>\$222,800</b>	<b>\$215,897</b>	<b>-3.1%</b>	<b>39</b>

Summary	12 Months of Sold MLS Listings From:		Difference vs. Year Ago	Listings Currently FOR SALE
	11/25/13 to 11/25/14	11/25/12 to 11/25/13		
Palm Shores	17	25	-8	7
<b>Average Property Price:</b>	<b>\$209,857</b>	<b>\$170,736</b>	<b>22.9%</b>	<b>\$227,714</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.



**Under Contract**

**\$240,000**

3 Bdrms + 2 FBths

Palm Shores; 4521 Ketch Court (Courtesy The Keyes Company)

*Well maintained home offers a newer roof and hurricane impact windows; Master bedrm walk-in closet.*



**\$215,000**

3 Bdrms + 2 FBths

Palm Shores; 4575 Sextant Circle (Courtesy Lang Realty)

*Priced for quick sale.*



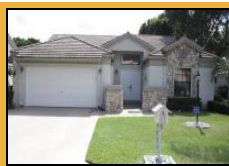
**Under Contract**

**\$220,000**

3 Bdrms + 2 FBths

Palm Shores; 8781 Boatswain Drive (Courtesy Rent 1 Sale 1 Boynton Beach)

*Charming and recently painted- decorated and beautiful home. Tile floors thru-out; lush landscaping.*



**\$235,000**

3 Bdrms + 2 FBths

Palm Shores; 8791 Boatswain Drive (Courtesy Re/Max Advantage Plus/Boynton Beach)

*Open, bright and immaculate. Kitchen opens to family room; accordion hurricane shutters.*



**\$305,000**

3 Bdrms + 2 FBths

Cascade Lakes; 5297 Glenville Drive (Courtesy The Keyes Company)

*Popular Cypress Model with hurricane shutters and updated kitchen.*



**\$450,000**

3 Bdrms + 2 FBths + 1 HBths

Pine Tree Golf Club; 4700 Gleneagles Drive (Courtesy The Keyes Company)

*Great pool home in gated community with large lots. No mandatory membership. Low HOA fee.*



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