



HIGHER STANDARDS REAL ESTATE COMPANY

The Cagen Team Realtors®
Licensed in Florida & New York
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Your Palm Shores Specialists

Experience has its Rewards

Howard & Maxine Katzman
1013 Grand Isle Terrace
Palm Beach Gardens, FL 33418

A Real Estate Review For Palm Shores

The Palm Shores Real Estate Newsletter

To View Palm Shores Real Estate Website visit:
www.RealEstateRoni.com
Select the "Community" tab and then "Palm Shores"

Welcome back to the 5th year of our Real Estate Newsletter. I apologize for the delay but as many of you know, I expanded my Real Estate Business in Florida by expanding my team & partnering up with Higher Standards Real Estate Company.

We also created the: **New York Florida Real Estate Connection** where we actually work with NY'ers in their home to help them relocate down here. This has been 5 years in the making and I'm happy to say its turning into a huge Success!

Palm Shores: There are currently 4 homes on the market for sale right now. (1 of them is a foreclosure and 1 is owned by an LLC.) We also have 2 Rentals available. In 2016 there was a total of 19 sales in Palm Shores and 1 of them was a flip and resold in 3 months. This year we have had 10 sales so far.

**Is it time to Move?
Are any of your NY Friends or Family ready to move?**

If it is.... My Award Winning Team & I bring the experience & skills to your door with some of the finest marketing & negotiating skills in the industry. We help you take full advantage of ANY market to maximize your homes financial potential.

Your Home Is Our Top Priority Until It Sells!

Please call me with any questions. (all calls are confidential)

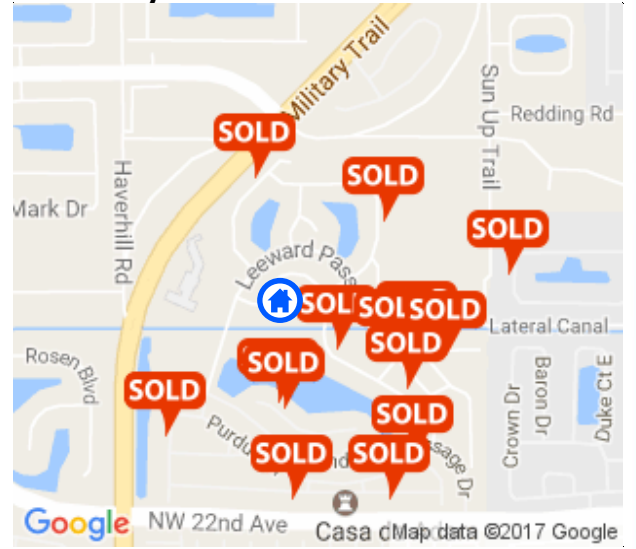
Your Neighbor and Palm Shores Specialist,

Roni Cagen

www.RealEstateRoni.com

Recent sales in your local area affect your value!
Find out how much with your Complimentary Estimate for
4540 Catamaran Cir

Go to: MyHomeEst.com and Enter: AE-ZP-SK



**Buy with Confidence...
Sell with Success**

Palm Shores Real Estate Website:
www.RealEstateRoni.com

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 Beaches MLS. Properties sold were listed/sold 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 6/19/16 and 6/19/17 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
05/09/17	4641 Catamaran Cir	3 + 2	1990 / 1818	\$270,000	\$275,625	2.1%	55
05/05/17	4841 Yardarm Ln	3 + 2	1990 / 1734	\$269,900	\$255,000	-5.5%	16
04/21/17	4561 Ketch Ct	3 + 2	1992 / 1854	\$265,000	\$260,000	-1.9%	15
04/13/17	4541 Catamaran Cir	3 + 2	1993 / 2065	\$269,000	\$265,000	-1.5%	3
04/12/17	4861 Yardarm Ln	3 + 2	1990 / 1505	\$295,000	\$275,000	-6.8%	33
03/27/17	8521 Leeway Ln	3 + 2	1989 / 1818	\$245,000	\$240,000	-2.1%	74
03/22/17	8750 Boatswain Dr	3 + 2	1990 / 1505	\$266,000	\$266,000	0.0%	7
03/10/17	4619 Sextant Cir	2 + 2	1990 / 1377	\$230,000	\$210,000	-8.7%	27
12/16/16	8791 Boatswain Dr	3 + 2	1991 / 2104	\$268,000	\$260,500	-2.8%	276
12/02/16	4730 Catamaran Cir	2 + 2	1990 / 1415	\$215,000	\$200,000	-7.0%	8
09/20/16	8471 Compass Dr	3 + 2	1990 / 2104	\$269,000	\$260,000	-3.4%	8
09/19/16	4761 Catamaran Cir	3 + 2	1990 / 1818	\$259,000	\$254,500	-1.7%	29
08/31/16	4711 Catamaran Cir	3 + 2	1990 / 1818	\$203,500	\$205,200	0.8%	51
08/31/16	8441 Leeway Ln	3 + 2	1992 / 2110	\$270,000	\$260,000	-3.7%	42
Averages:				\$256,743	\$249,059	-3.0%	46

Summary	12 Months of Sold MLS Listings From:		Difference	Listings Currently FOR SALE
	6/19/16 to 6/19/17	6/19/15 to 6/19/16	vs. Year Ago	
Palm Shores	19	17	+2	4
Average Property Price:	\$246,320	\$253,587	-2.9%	\$254,725

Available Properties in the Area

Please feel free to share these exceptional values with your friends and family.

These listings represent properties available on the MLS. Some brokers do NOT allow other brokers to advertise their properties, so they will not show up here, but you can find them on the Palm Shores Real Estate Website. Or, send me an email and I will forward you the listing. Roni Cagen 561-254-9749



Under Contract

\$259,900

3 Bdrms + 2 FBths

4832 Navigator Lane (Courtesy Higher Standards Real Estate)

Largest Model! Offers Big backyard, Florida room with a/c, walking distance to Clubhouse!



\$2,050

3 Bdrms + 2 FBths

4738 Sextant Circle (Courtesy Higher Standards Real Estate)

RENTAL - 3/2/2 with an incredible Lake view from the a/c Florida Room, Lots of upgrades.



\$1,750

3 Bdrms + 2 FBths

4741 Catamaran Circle (Courtesy Investpro Properties Inc)

RENTAL- oversized screened or AC'd Florida Room in your tranquil backyard- Furniture can be removed.



\$195,000

3 Bdrms + 2 FBths

8340 Leeway Lane (Courtesy Nautica Realty)

FORECLOSURE-3 bedrooms, 2 bathrooms, 2 car garage.



\$265,000

2 Bdrms + 2 FBths

4831 Catamaran Circle (Courtesy Instyle Properties, LLC)

2 Bedroom-2 bathroom- Corner Lot Very spacious and Bright.



\$269,000

2 Bdrms + 2 FBths

806 E Windward Way (Courtesy Higher Standards Real Estate)

Corner Condo, spectacular view of the intracoastal, resort style pool, 2 walk in closets, pets ok.

For additional information, or an analysis of your home, contact your Palm Shores Experts:



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