



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

Palm Shores: Currently we have 7 homes on the market for sale, 3 of them are under contract including a foreclosure listed at \$203,500. An Estate Sale recently sold at \$196k (cash only) and 2 weeks later it came back on the market for \$259k. Another foreclosure is coming soon!

2016 - So far 12 homes have sold this year. I was fortunate enough to help over half of those homeowners with their sales, and I sold them at \$255 \$255, \$270 & \$266 and \$255, and if they needed to appraise, they did.

So, How do I Sell Our Homes so Quickly?

Well, it doesn't hurt that I LIVE HERE and know "EXACTLY" what it takes to sell our homes with over 8 straight years of selling more homes in here than any other Realtor in Palm Beach County. Experience Really Does Count in certain communities. Nor does it hurt that everyone in the Real Estate industry knows to call ME first if they have clients interested in Palm Shores. But more important, my Team and I know how to bring the buyers to your front door quickly. We don't just throw a home up on the MLS, or do an open house and hope it sells, We go that extra mile.

Prior to any sale, we come in and evaluate, make suggestions, help stage up the home, coordinate and plan an extensive advertising strategy, start spreading the word before we even hit market, and in no time at all, your house is Sold! I make sure your home gets the Maximum Exposure it needs to sell fast at a great price.

Thinking of Selling? Want Results? I'm here to help, just give me a call.

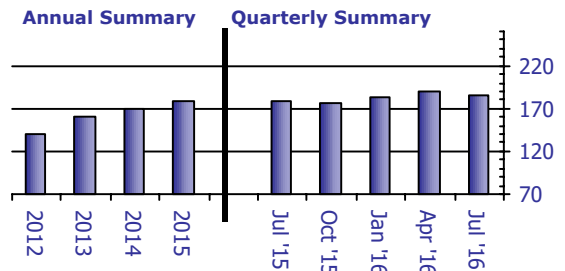
Your Neighbor and Palm Shores Specialist,

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 5.5% when comparing 12-months ending July, 2016 to the prior year.



SOURCE: Graph includes single family homes sold in the Beaches MLS over the last 4 years.

	Mortgage	Rate	Points	Margin
Current	30 Yr Fxd	3.43%	0.5	N/A
Mortgage	15 Yr Fxd	2.74%	0.5	N/A
Rates	5/1-Yr ARM	2.73%	0.5	2.74

Freddie Mac Primary Mortgage Market Survey® as of 8/4/2016.

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

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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 Beaches MLS. 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 8/9/15 and 8/9/16 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>
08/03/16	4762 Sextant Cir	3 + 2	1990 / 1818	\$259,000	\$251,250	-3.0%	149
08/01/16	4560 Ketch Ct	3 + 2	1990 / 2104	\$259,900	\$255,000	-1.9%	33
07/18/16	8410 Leeway Ln	3 + 2	1989 / 2104	\$272,500	\$266,000	-2.4%	90
07/15/16	4643 Sextant Cir	2 + 2	1990 / 1586	\$219,000	\$200,000	-8.7%	90
07/13/16	4541 Catamaran	3 + 2	1993 / 2065	\$228,888	\$225,000	-1.7%	84
06/30/16	4761 Catamaran Cir	3 + 2	1990 / 1818	\$215,000	\$196,000	-8.8%	4
06/01/16	8460 Northstar Ct	3 + 2	1990 / 1818	\$250,000	\$245,000	-2.0%	68
05/13/16	8830 Boatswain Dr	3 + 2	1991 / 1734	\$239,000	\$230,000	-3.8%	95
04/14/16	8511 Leeway Ln	3 + 2	1990 / 2104	\$278,900	\$270,000	-3.2%	47
04/01/16	4772 Navigator Ln	3 + 2	1990 / 1818	\$259,900	\$255,000	-1.9%	44
03/31/16	4751 Catamaran Cir	3 + 2	1990 / 2104	\$255,000	\$255,000	0.0%	46
03/11/16	8451 Leeway Ln	3 + 2	1993 / 1993	\$259,900	\$250,000	-3.8%	99
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
Averages:				\$250,492	\$242,732	-3.1%	70

<u>Summary</u>	<u>12 Months of Sold MLS Listings From: 8/9/15 to 8/9/16</u>	<u>8/9/14 to 8/9/15</u>	<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>
Palm Shores	21	16	+5	7
Average Property Price:	\$247,487	\$230,094	7.6%	\$256,643

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

\$269,000

3 Bdrms + 2 FBths

Palm Shores; 8471 Compass Drive (Courtesy The Keyes Company)

Largest model with a fully enclosed Florida room with great views of the lake.



\$259,000

3 Bdrms + 2 FBths

Palm Shores; 4761 Catamaran Circle (Courtesy The Keyes Company)

Renovated! marble flooring; open design kitchen; 2 car garage; SS Appliances



Under Contract

\$203,500

3 Bdrms + 2 FBths

Palm Shores; 4711 Catamaran Circle (Courtesy Coastal Properties)

Foreclosure: 3/2/2 Seamist Model with Florida room.



SOLD

\$266,000

3 Bdrms + 2 FBths

Palm Shores; 8410 Leeway Lane (Courtesy The Keyes Company)

Largest model with a fully enclosed air conditioned Florida room with gorgeous views of the lake.



SOLD

\$255,000

3 Bdrms + 2 FBths

Palm Shores; 4560 Ketch Court (Courtesy The Keyes Company)

Desirable largest model with a huge fully enclosed 26 x 11 air conditioned Florida room.

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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