



# HIGHER STANDARDS REAL ESTATE COMPANY

The Cagen Team Realtors®  
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## Your Palm Shores Specialists Experience has its Rewards



### A Real Estate Review For Palm Shores

#### The Palm Shores Real Estate Newsletter

To View our Palm Shores Real Estate Website visit:  
[www.RealEstateRoni.com](http://www.RealEstateRoni.com)  
Select the "Community" tab and then "Palm Shores"

**Palm Shores:** We have 2 homes for sale and 1 is under contract. That listing is marked NO ADVERTISING so to view it, simply go to our Real Estate website as all listings are allowed to be shown there, and Our website is linked to the MLS. The 2 foreclosures we had in our community have sold, and are being renovated by their new owners, helping to keep Palm Shores more beautiful every day.

**Palm Beach County:** The Florida housing market continued its upward track. Despite increases, inventory remained tight & the lack of available homes have slowed sales across Florida. Buyers have less to choose from and it keeps pushing pricing higher. But overall, lack of inventory has slowed sales, and the sales have declined for the 2nd year in a row now.

**Is it time to move?**

**Palm Shores has been our family home from the day it was built which makes My community My #1 Priority.**

**That makes your Home My #1 Priority too!**  
(Any questions, give me a call. All calls are confidential)

Your Neighbor and Palm Shores Specialist,

*Roni Cagen*

[www.RealEstateRoni.com](http://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: AL-UH-UU**



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

Palm Shores Real Estate Website:  
[www.RealEstateRoni.com](http://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 10/10/16 and 10/10/17 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
10/06/17	4741 Catamaran Cir	3 + 2	1990 / 2010	\$259,000	\$251,000	-3.1%	10
09/01/17	8340 Leeway Ln	3 + 2	1989 / 1505	\$195,000	\$200,000	2.6%	71
08/31/17	4641 Catamaran Cir	3 + 2	1990 / 1818	\$299,900	\$265,000	-11.6%	41
07/31/17	4610 Sextant Cir	3 + 2	1991 / 1818	\$275,000	\$265,000	-3.6%	5
06/21/17	4832 Navigator Ln	3 + 2	1992 / 1779	\$259,900	\$255,000	-1.9%	42
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
<b>Averages:</b>				<b>\$261,907</b>	<b>\$253,080</b>	<b>-3.4%</b>	<b>48</b>

Summary	12 Months of Sold MLS Listings From:		Difference	Listings Currently FOR SALE
	10/10/16 to 10/10/17	10/10/15 to 10/10/16	vs. Year Ago	
Palm Shores	15	19	-4	2
<b>Average Property Price:</b>	<b>\$249,542</b>	<b>\$248,680</b>	<b>0.3%</b>	<b>\$256,750</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.



**\$219,000** 3 Bdrms + 2 FBths  
Moorings: 802 W Windward Way-Lantana

*Furnished Penthouse Condo steps from Intracoastal. Corner unit, 3 balconies, SUNSET VIEWS!*



**\$199,000** 3 Bdrms + 2 FBths  
Moorings: 802 W Windward Way-Lantana

*Condo-steps from Intracoastal, Corner unit, impact windows, 3 balconies, w/d in unit*



**\$299,000** 3 Bdrms + 2 FBths  
Palm Isles:  
9750 Harbour Lake Circle

*Great Location! Lovely Home offers granite kitchen, enclosed patio and spacious rooms.*



**\$434,000** 3 Bdrms + 2 FBths  
Ponte Vecchio:  
9038 Terni Lane

*Magnificent detail in this upgraded home on the lake!*



**\$150,000** 2 Bdrms + 2 FBths  
Aberdeen: Parkwalk: 5939 W Parkwalk Cir

*FORECLOSURE: 2/2 Condo, 1 car garage. Country club membership NOT required:*



**\$259,900** 3 Bdrms + 2 FBths  
Ponte Vecchio: 7300 Trentino Way

*FORECLOSURE: 3/2/2 -2,418 tot sq ft. gated community, No rear neighbors, plus screened in patio*

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



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