

A Summary of Home Sales in Your Area

The report summarizes listings sold 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.

Listings SOLD between 2/13/17 and 2/13/18 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
01/31/18	8891 Boatswain Dr	3 + 2	1991 / 1818	\$259,900	\$245,000	-5.7%	68
01/30/18	4711 Capstar Dr	2 + 2	1989 / 1758	\$299,000	\$310,000	3.7%	4
01/10/18	4771 Yardarm Ln	3 + 2	1990 / 2104	\$289,900	\$275,000	-5.1%	17
11/27/17	4790 Yardarm Ln	3 + 2	1993 / 2065	\$252,500	\$245,000	-3.0%	14
10/06/17	4741 Catamaran Cir	3 + 2	1990 / 2010	\$259,000	\$251,000	-3.1%	10
10/02/17	4739 Sextant Cir	3 + 2	1991 / 2104	\$248,500	\$248,000	-0.2%	119
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

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.



\$329,000 3 Bdrms + 2 FBths + 1 HBth
2670 N Federal Highway
(Courtesy Higher Standards Real Estate)
2-story townhouse features porcelain tile in living areas & European style kitchen cabinets.



\$256,000 2 Bdrms + 2 FBths
806 E Windward Way
(Courtesy Higher Standards Real Estate)
2/2 Condo on the Intracoastal. The Moorings: Resort style living with valet service.



\$106,400 2 Bdrms + 2 FBths
285 High Point Boulevard
(Courtesy Higher Standards Real Estate)
55+, 2/2 Condo-villa style, corner unit, low maint fee, New A/C and Hurricane Impact Windows.



\$499,000 3 Bdrms + 2 FBths + 1 HBth
7599 Tarpon Cove Circle
(Courtesy Coldwell Banker)
Wonderful home on big lake with view of the fountain. Shutters; screened lanai; extended patio.



\$76,500 2 Bdrms + 2 FBths
Chatham; 371 Chatham
(Courtesy Higher Standards Real Estate)
55+, 1st floor unit on the lake. Amazing Tropical location, pretty rare.



\$78,000 2 Bdrms + 2 FBths
7585 Tahiti Lane
(Courtesy Higher Standards Real Estate)
55+ community, huge 1244 square feet. 2 bedroom, 2 bath with vaulted ceilings.

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



Roni Cagen
Realtor®
561-254-9749
rhondacagen@yahoo.com



Christine Velez
Broker/Realtor®
561-310-3048
cvelez227@yahoo.com



Mark Steffine
Realtor®
954-235-7231
msteffine@gmail.com