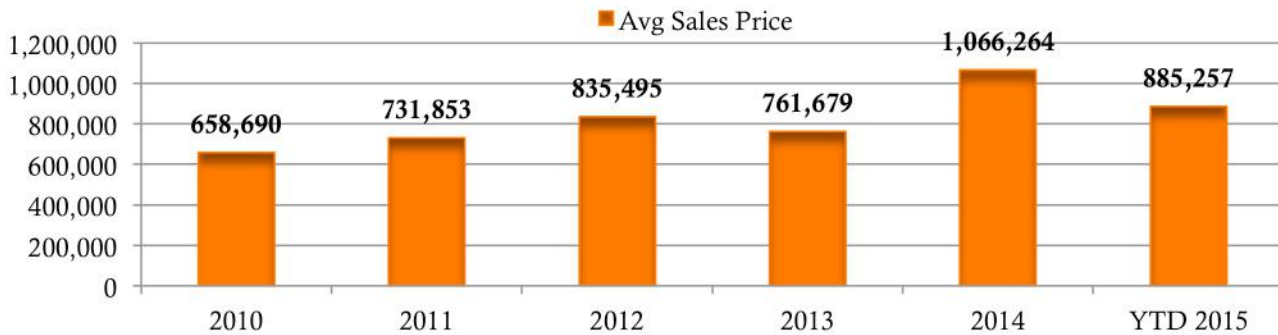
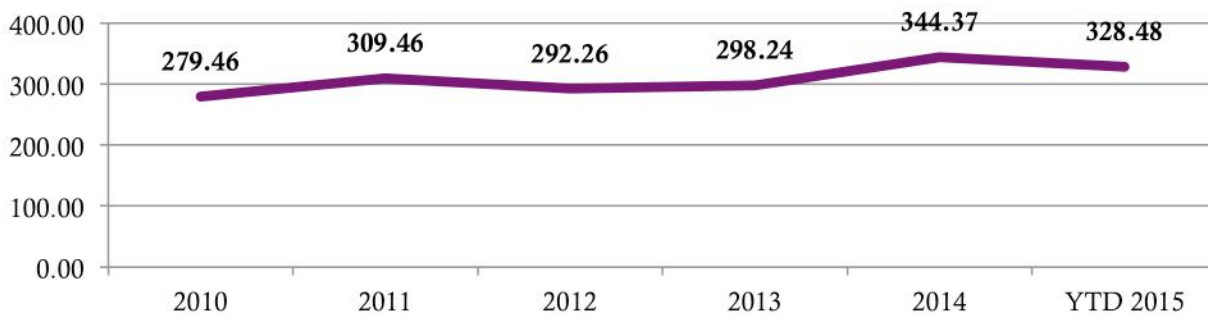


# CORAL RIDGE – SUMMARY OF PROPERTY SALES

## Coral Ridge Avg Sales Price 2010 - YTD Aug 2015



## Coral Ridge Avg Price per Sq Ft 2010 - YTD AUG 2015



## GARY LANHAM GROUP at Coldwell Banker The Coral Ridge Neighborhood Expert

### PRECISION PRICING

We provide our Sellers a detailed Pricing and Market Analysis of their home that allows you to sell you home for the most money.  
Compare and understand the value of your real estate investment.  
Professionals who understand the math and drill down the numbers.

### TECH SAVVY

We employ the latest technology to market and sell your home.  
Drone Photography and Videography.  
Fully integrated Social Media marketing.

### WORLDWIDE MARKETING

We go beyond traditional methods and market your home using the latest technology.  
All listings are marketed to over 725 websites through the Coldwell Banker network.  
While you sleep, your home is traveling the world; we market your home globally.  
We ,market your home like it was our own!

### RESEARCH

Our research and analysis is unsurpassed.  
We provide Clients a significant edge in the Market.  
We have compiled 5+ years of data for your neighborhood.

For any additional information please contact:

**Gary Lanham**

Cell 954.695.6518, Office 954.545.5550

[gary@garylanhamgroup.com](mailto:gary@garylanhamgroup.com) [www.garylanhamgroup.com](http://www.garylanhamgroup.com)

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GARY LANHAM GROUP



## Gary Lanham Group

Coldwell Banker Residential Real Estate  
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Fort Lauderdale, FL 33308



MAXIMIZING REAL ESTATE FOR CLIENTS.  
PRICING EXPERTISE. WORLDWIDE MARKETING.  
TECH SAVVY.

## Coral Ridge – Real Estate Report September 2015

### REAL ESTATE MARKET UPDATE

We are pleased to provide you our September 2015 Report, the latest real estate information in **Coral Ridge** and the latest at the Gary Lanham Group at Coldwell Banker.

Recent trends in Florida real estate indicate that prices have continued to increase but at a lower rate and in some areas prices have dipped slightly. Buyer's and seller's have tightened negotiations of the value of property in the current economic climate.

Single-family homes in Broward County averaged a list price of \$372,374 YTD August 2015 and sold at an average price of \$354,383, a strong 92% sales price/list price ratio. Broward home sales prices increased 4.73% from average sales price of \$337,899 at year-end 2014 indicating a relatively strong local market.

Coral Ridge, as a very desirable Neighborhood, has experienced a decline in market prices, after experiencing a high growth rate of 39.9% in 2014. Single-family home prices have decreased 16.98% thus far in 2015 from year-end 2014. Sellers are getting, on average, 95% of their list price, indicating a strong Neighborhood Seller's market.

The Gary Lanham Group does the research, knows the numbers and is your Neighborhood expert.

If you are considering selling, or purchasing real estate, please give us a call today for a FREE professional consultation and permit us to assist you in realizing the most from your real estate investment.

Rick J. Turturro  
Director – Finance & Analysis, Broker Associate

### DRONE PHOTOGRAPHY and VIDEO



### **A VIEW FROM ABOVE FORT LAUDERDALE**

**The Gary Lanham Group employs the latest  
Technology to Market Your Home.**

**Aerial real estate photography and videography.**

**Gary Lanham Group at Coldwell Banker.  
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