



THE

# K2 VIEW



SUMMER 2013 MARKET REPORT

**K2 REALTY • LOST TREE VILLAGE**



## K2 REALTY

*Valuing Relationships*

### LOST TREE VILLAGE

PAUL KANEB • JAMES KENNY  
11676 US HIGHWAY 1 • NORTH PALM BEACH, FL 33408  
OFFICE: 561.691.1223  
[WWW.K2-REALTY.COM](http://WWW.K2-REALTY.COM)

All of us at K2 Realty are pleased to present our Summer 2013 K2 View. This newsletter is meant to provide you with an update on the state of the real estate market in Lost Tree Village and Florida in general. In addition to informative data, comparative charts, and an update on our current listings, we have also provided a summary of the current themes we are observing in our great community.

As the summer continues, the increased activity in the real estate market is clear. Overall inventory, which is defined as the total number of properties listed for sale, is significantly lower than this time last year. Inventory across the state of Florida is down by approximately 20%, with Palm Beach County reporting an even greater decrease at around 40%. Availability in Lost Tree Village follows the same trend, with 27% fewer properties available for sale at the middle of August 2013 than at the middle of August 2012 (see Figure 1), and 30% fewer than at the onset of 2013. After hitting a three-year high in January 2013, Lost Tree Village inventory has steadily decreased and is currently at the lowest level witnessed since 2010.

This drop in inventory is a direct reflection of the recent increase in real estate activity and interest, as well as the improvements made to the community such as the new Lost Tree Village Clubhouse, Beach Club, and Fitness Center. Sales in Palm Beach County hit a six-year high this past June. Specifically in Lost Tree Village, there have already been more sales in the year 2013 to date than there were in all of 2012 (see Figure 2). K2 Realty has proudly represented more sales than all of the other real estate companies combined (see Figure 3).

In the summer months alone, there have already been 11 properties that have gone under contract and 14 sales, making this the busiest summer that K2 Realty and Lost Tree Village have seen in years. Summer activity accounts for almost 40% of all of the activity experienced so far this year.

We at K2 Realty are optimistic that this heightened activity will continue into the fall, especially with the addition of the new Fitness Center (see image below). As always, we are proud to serve the Lost Tree community and thank you for continuing to trust K2 Realty with all of your real estate needs.



Lost Tree Fitness Center



The new Lost Tree Village fitness center is scheduled to be completed in November 2013. This state-of-the-art facility will include the most advanced fitness equipment, group Pilates and spin studio, functional strength and training studio, spa, and personal care services.

### LISTING INVENTORY

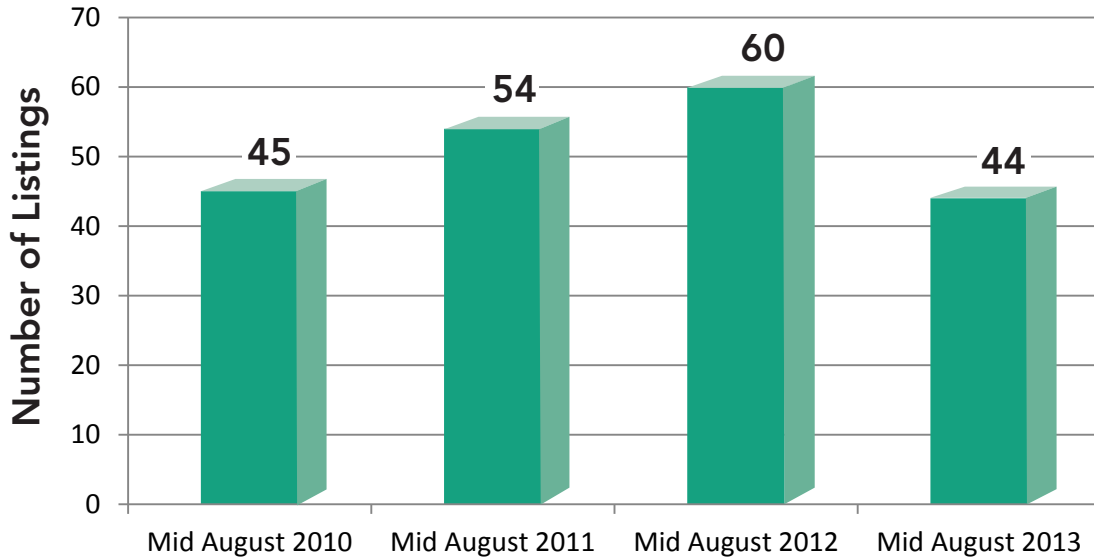


Figure 1

### TOTAL NUMBER OF LOST TREE SALES BY YEAR

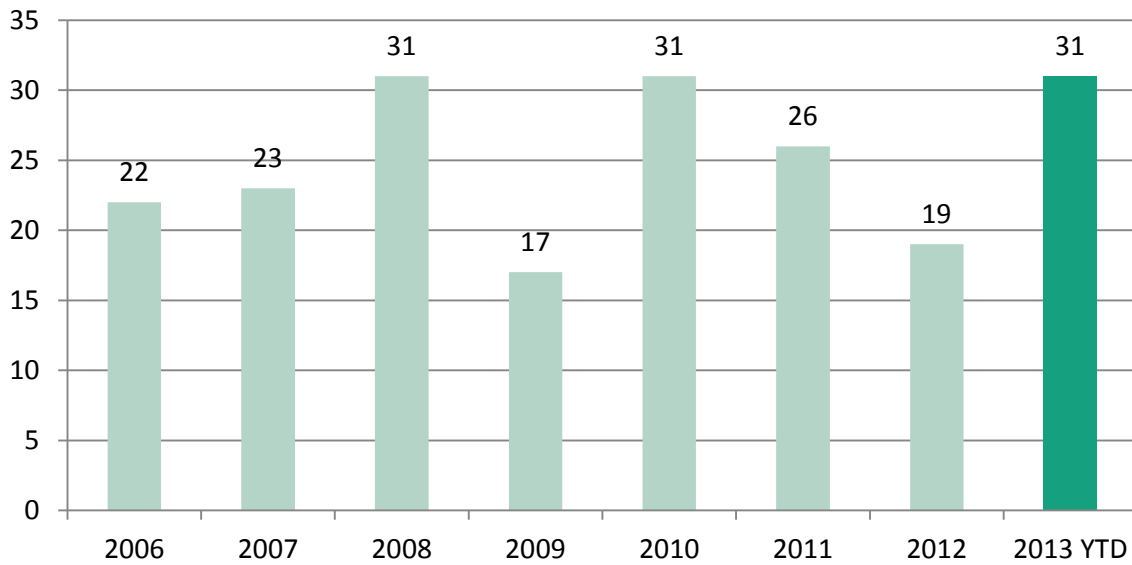


Figure 2

### PERCENTAGE OF TOTAL SALES BY COMPANY (1/1/2013 - 08/15/2013)

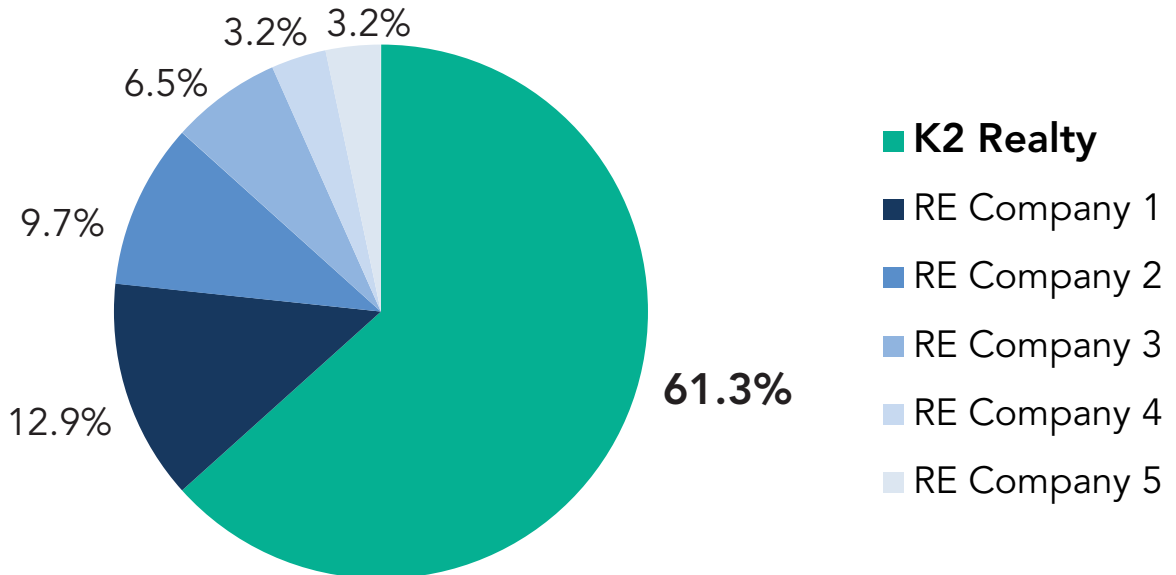
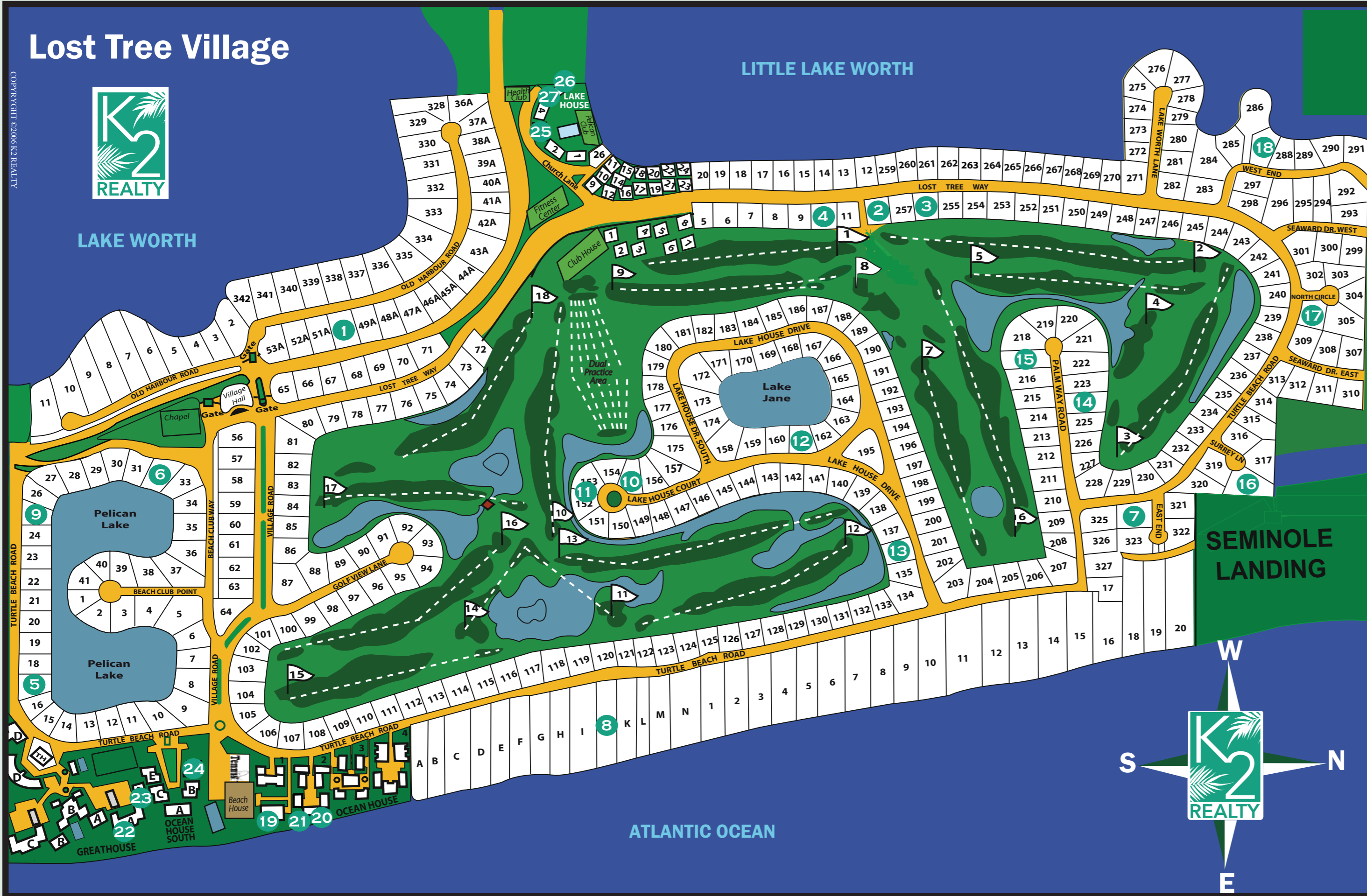


Figure 3

# Lost Tree Village



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## AVAILABLE HOMES

Address	Plat #	Address	Plat #
1 11290 Old Harbour Road	50A	10 11625 Lake House Court	155
2 11796 Lost Tree Way	258	11 11589 Lake House Court	152/153
3 11838 Lost Tree Way	256	12 11777 Lake House Court	161
4 11754 Lost Tree Way	10	13 814 Lake House Drive	136
5 649 Turtle Beach Road	17	14 967 Palm Way	224
6 11148 Turtle Beach Road	32	15 1020 Palm Way	217
7 12016 Turtle Beach Road	324	16 12130 Surrey Lane	318
8 11596 Turtle Beach Road	J	17 12188 North Circle	306
9 833 Turtle Beach Road	25	18 12139 West End	287

## AVAILABLE CONDOMINIUMS

Address	Plat #
19 11270 Turtle Beach Road OH I #2A	Ocean House I
20 11312 Turtle Beach Road OH II #3	Ocean House II
21 11310 Turtle Beach Road OH II #5	Ocean House II
22 11090 Turtle Beach Road GH A 204	Greathouse
23 11100 Turtle Beach Road GH A 202	Greathouse
24 11216 Turtle Beach Road OHS 109 D	Ocean House South

## AVAILABLE LAKE HOUSE SUITES

Address	Plat #
25 3 Church Lane, LH 133/134	Lake House 3
26 5 Church Lane, LH 149/150	Lake House 5
27 5 Church Lane, LH 151/152	Lake House 5



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