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Delray Beach, FL 33483

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Brian Pearl

REALTOR®, CRS, CDPE, CIAS, IMSD
Top 1% of Realtors Nationwide

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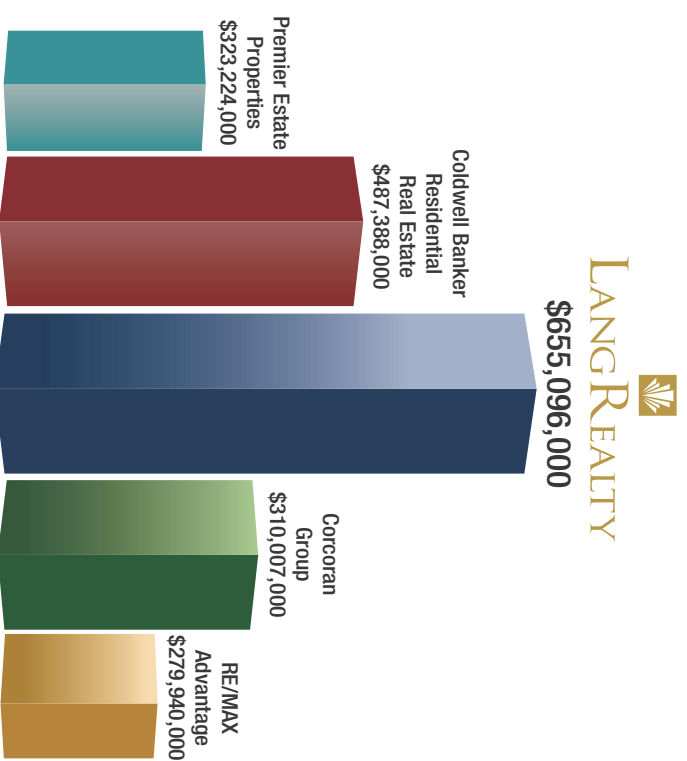


List Your Home With The Leaders In
Real Estate... Brian Pearl & Lang Realty

Lang Realty #1 in Total Sales Volume

South Palm Beach County*

January 2014 - November 2014



*Broward County line to Hypoluxo Road.
All reports published December 2014 based on data available at the end of November 2014. All reports presented are based on data supplied by the Realtor Association of The Palm Beaches, Jupiter, Revere, Boca Raton Association of Realtors, S.W. Litch Association of Realtors and RMLS (agent members). Neither the Association nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activities.



DELRAY

WIMMWOOD



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Gorgeous Home With Lake Views

JUST LISTED BY BRIAN PEARL



10654 Whitewind Circle • Valencia Reserve

Beautifully designed Pamplona model on a lakefront lot offering Eastern exposure, with stunning lake views from the screen-enclosed patio and over \$100,000 in upgrades! The Pamplona model has 2 spacious bedrooms with the 3rd being used as a den/office with custom built-ins, 2 full and 1 half baths. The residence boasts just less than 3,000 sq. ft. of living space with vaulted ceilings throughout, and an oversized 2-car garage.

Offered at \$750,000.

For more information on this home or to learn how I can sell yours, call me today!

Why Brian?

- \$30 Million and 196 closed transactions SOLD last year
- South Florida Native & Local Resident
- Ranked #36 in State of Florida
- Top 1,000 Agents in America
- America's Best Real Estate Agents as ranked by REAL Trends and Wall Street Journal
- Average Days on Market is 53 vs. the other agents of 90+
- Brian's average list to sale price ratio is 97.3% vs. 94% with average agent
- 10 years of experience selling real estate full-time
- Over 500 closed transactions

What you get when you list with Brian...

- Brian's network of websites generate over 70,000 visitors monthly
- Hundreds of buyers generated each month from online "reach"
- Global Online Presence in over 100 countries – partnering with DuPont Registry, Unique Homes, Luxury Florida Homes, FIABCI, Wall Street Journal, and more
- Network of over 400 full-time Lang Realty Agents to SELL your home
- Professional mailings to thousands of targeted home buyers
- Full time assistant and administrative staff to help serve my clients better
- Professional High Definition Photography & Aerials



Two More Downtown Delray Beach Properties Under Contract by Brian!

Cannery Row – Listed at \$750,000



Coda Townhome – Listed at \$449,000



BRIAN BROUGHT THE BUYER!

Neighborhood Real Estate Market Update

Prepared exclusively for you by real estate specialist Brian Pearl

Properties sold since July 1, 2014

Want to know what your home could sell for in 2015?
Call me to find out!

SUBDIVISION	ADDRESS	BEDS/BATH	LIV.SQ.FT.	LIST PRICE	SOLD PRICE	SOLD DATE	DOM
Cannery Row	132 Madison Lane	3/3.1	2,699	\$749,000	\$735,000	9/15/14	222
Cannery Row	354 W Cannery Row Circle	3/3.1	2,154	\$595,000	\$595,000	12/11/14	21
Delray Sebastian	290 NE 5th Avenue #10	3/2.1	1,636	\$425,000	\$410,000	12/5/14	31
Delray Sebastian	295 NE 5th Avenue #20	3/2.1	2,140	\$419,000	\$405,000	11/26/14	12
Delray Sebastian	295 NE 5th Avenue #28	3/2.1	1,700	\$375,000	\$360,000	9/22/14	119
Delray Sebastian	290 NE 5th Avenue #12	3/2.1	1,889	\$320,000	\$320,000	7/18/14	150
Mallory Square	354 E Mallory Circle	3/3.1	2,026	\$549,000	\$527,500	7/15/14	71
Mallory Square	374 E Mallory Circle	3/3.1	2,046	\$549,000	\$519,000	12/19/14	43
Mallory Square	321 W Mallory Circle	3/3.1	1,928	\$539,000	\$515,000	9/5/14	51
Mallory Square	325 W Mallory Circle	3/3.1	2,046	\$549,500	\$505,000	9/5/14	91
Mallory Square	361 W Mallory Circle #361	3/3.1	2,046	\$529,900	\$492,500	11/14/14	49
Meridian	335 SE 6th Avenue #403	2/2.1	1,343	\$470,000	\$444,000	8/29/14	85
Meridian	335 SE 6th Avenue N 208	2/2.1	1,343	\$449,000	\$431,000	12/9/14	57
Meridian	365 SE 6th Avenue #211	2/2.1	1,343	\$430,000	\$420,000	12/5/14	15
Meridian	335 SE 6th Avenue #204	1/1.0	953	\$315,000	\$295,000	8/11/14	64
Ocean City Lofts	185 NE 4th Avenue #313	2/2.1	1,852	\$519,000	\$475,000	10/31/14	65
Ocean City Lofts	185 NE 4th Avenue #305	2/2.1	1,885	\$450,000	\$445,000	7/1/14	59
Ocean City Lofts	180 NE 4th Avenue #409	2/1.1	1,281	\$348,000	\$365,000	7/21/14	7
Ocean City Lofts	185 NE 4th Avenue #203	2/2.0	1,200	\$299,900	\$340,000	11/7/14	89
Ocean City Lofts	180 NE 4th Avenue #408	1/1.0	828	\$265,000	\$260,000	8/4/14	71

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Brian Pearl...Experience. Service. Results.