

PALM VALLEY

May 2018 | Real Estate Market Report



Prepared Especially for **Johnathan and Angela-Marie Williams**



kw
KELLERWILLIAMS.

Presented by **Kristan Cloud-Malin**
Your Palm Valley Real Estate Specialist & Neighbor

A Message From Your Palm Valley Specialist & Neighbor



KELLERWILLIAMS.

As a resident of our community, I love living here as much as you do. And as your Palm Valley Specialist, nobody knows our local real estate better. Each of my clients enjoy a customized marketing strategy that highlights their home's unique details as well as all the amenities, traditions, and ambiance that make our community special. Realizing your home is one of the largest investments you will ever make, I believe keeping you informed of current market trends and Palm Valley home values is one of the greatest services I can provide. Thank you for taking the time to read my report. If you have any questions regarding any of the information contained herein or would like to discuss the value of your property, please call me. Should you know anyone outside the community who might enjoy receiving a copy, please forward their address and I will add them to my mailing list.

Kristan Cloud-Malin



JANUARY - MARCH

PALM VALLEY
REAL ESTATE REVIEW

17 CURRENT
HOME
LISTINGS

5 CURRENT
LOT
LISTINGS

**IT'S A
SELLER'S
MARKET!**

INTRACOASTAL HOMES		Total Sales	Average Sold Price	Average Price Per Sq. Ft.	Average Days on Market	Average SP/LP Ratio
	2018	6	\$1,480,902	\$411	157	95.2%
2017	2	\$1,120,000	\$409	114	89.7%	
Change	+200%	+32.2%	+0.5%	+37.7%	+5.5%	

INTRACOASTAL LOTS		Total Sales	Average Sold Price	Average Price Per Front Foot	Average Days on Market	Average SP/LP Ratio
	2018	1	\$650,000	\$8,667	451	95.7%
2017	N/A	N/A	N/A	N/A	N/A	
Change	N/A	N/A	N/A	N/A	N/A	

NON-ICW HOMES		Total Sales	Average Sold Price	Average Price Per Sq. Ft.	Average Days on Market	Average SP/LP Ratio
	2018	2	\$418,750	\$247	82	95.4%
2017	7	\$692,992	\$253	96	91.2%	
Change	-71.4%	-39.6%	-2.4%	-14.6%	+4.2%	

NON-ICW LOTS		Total Sales	Average Sold Price	Average Price Per Acre	Average Days on Market	Average SP/LP Ratio
	2018	2	\$262,500	\$168,810	50	91.7%
2017	1	\$400,000	\$80,000	216	88.9%	
Change	+100%	+34.4%	+128.1%	-76.9%	+2.8%	

Johnathan and Angela-Marie,

This statistical analysis represents the average comparisons of 2018 over 2017 for Palm Valley. For an in-depth analysis of your home's value, call me today at **904.382.5526** for a complimentary evaluation.



Kristan Cloud-Malin, PA
REALTOR®, RRC

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*Listin' with
Kristan*



PALM VALLEY

Real Estate Market Report

Johnathan and Angela-Marie,

If you want to know what your home would sell for in today's market,
contact me today at **904.382.5526**.

HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: **11**

List Price Range: **\$825,000-\$3,200,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **6**

List Price Range: **\$699,900-\$1,390,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **0**

List Price Range: **N/A**

NON-ICW LOTS

Non-ICW Lots Currently Active: **5**

List Price Range: **\$266,000-\$1,350,000**

There are 5 homes and 1 lot currently pending in Palm Valley.

For more information on these homes and lots, contact me today at **904.382.5526**.

PROPERTIES SOLD IN PALM VALLEY IN THE LAST 90 DAYS

Status	Address	Property Type	Intracoastal				List Price	Sold Price	Sold Date	Days on Market
			Y/N	Beds	Total Baths	Est. Sq. Ft.				
Sold	257 Roscoe N Boulevard	Single Family Home	Yes	4	4	4,044	\$1,995,000	\$1,995,000	03/15/18	5
Sold	241 Roscoe N Boulevard	Single Family Home	Yes	4	6	5,978	\$3,239,000	\$2,750,000	03/05/18	106
Sold	224 Roscoe N Boulevard	Single Family Home	No	3	2	2,362	\$585,000	\$555,000	02/22/18	138
Sold	200 Roscoe N Boulevard	Single Family Home	No	2	1	1,092	\$294,500	\$282,500	02/16/18	26
Sold	229 S Roscoe Boulevard	Single Family Home	Yes	4	6	4,919	\$1,895,000	\$1,816,411	02/15/18	219
Sold	141 S Roscoe Boulevard	Lot/ 100' x 400'	Yes	N/A	N/A	N/A	\$995,000	\$945,000	05/03/18	145
Sold	96 Roscoe N Boulevard	Lot/ 100' x 436'	No	N/A	N/A	N/A	\$239,000	\$257,500	04/20/18	3
Sold	228 Roscoe Boulevard	Lot/ 150' x 726'	No	N/A	N/A	N/A	\$425,000	\$400,000	03/13/18	0
Sold	217 S Roscoe Boulevard	Lot/ 75' x 400'	Yes	N/A	N/A	N/A	\$679,000	\$650,000	02/28/18	451
Sold	0 S Roscoe Boulevard	Lot/ 98' x 262'	No	N/A	N/A	N/A	\$139,900	\$125,000	02/14/18	100

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Each Office is Independently Owned
and Operated.



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Kristan



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KRISTAN'S PALM VALLEY SUCCESS

**SOLD FOR 100% OF
ASKING PRICE!**



231 N. Roscoe Boulevard
4 Beds, 4 Baths
3,625 Est. Square Feet

**Sold for
\$1,700,000**



KRISTAN'S KEYS TO SUCCESS

- Vast Network of Agents and Repeat Referrals
- Invaluable Expertise of Palm Valley's Market (Resident since 1997)
- Professional Photography and Videography
- Marketing and Negotiation Specialist
- Keller Williams is the Largest Real Estate Franchise in the World
- My Listings are Available in 19 Different Languages

Dear Johnathan and Angela-Marie,

Let me achieve the same exceptional results for you as I did for these clients.

Call me at **904.382.5526** to have your home professionally marketed and featured in my monthly publication.