

PALM VALLEY

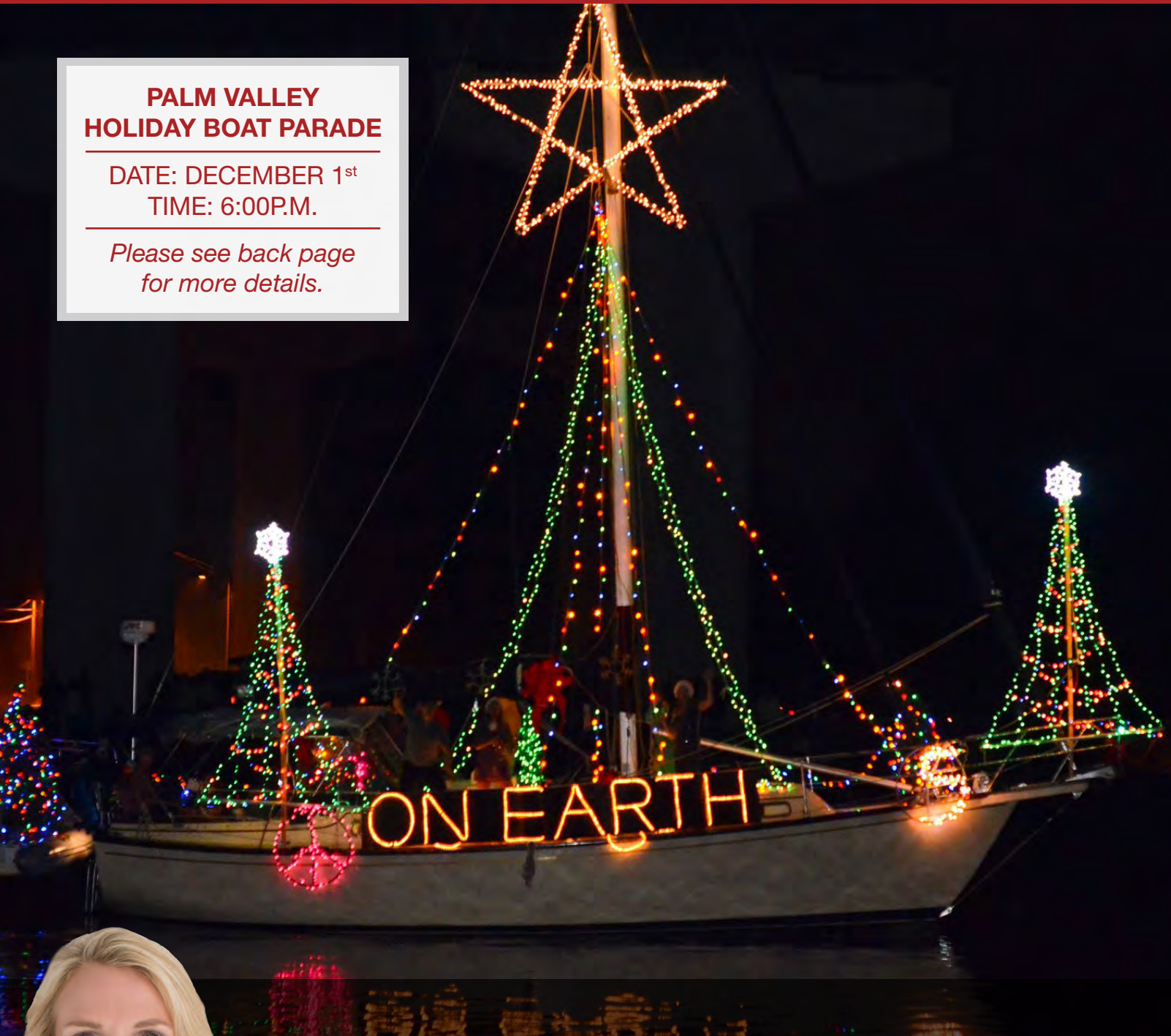
November 2018 | Real Estate Market Report

PALM VALLEY HOLIDAY BOAT PARADE

DATE: DECEMBER 1st

TIME: 6:00P.M.

*Please see back page
for more details.*



kw
KELLERWILLIAMS.

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



Kristan Cloud-Malin, PA
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PALM VALLEY

Real Estate Market Report

HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: **12**

List Price Range: **\$649,000-\$2,995,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **4**

List Price Range: **\$889,000-\$1,399,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **5**

List Price Range: **\$575,000-\$1,399,000**

NON-ICW LOTS

Non-ICW Lots Currently Active: **7**

List Price Range: **\$229,000-\$1,500,000**

There are 2 homes and 0 lots currently pending in Palm Valley.

For more information on any home or lot, contact me today at **904.382.5526**.

PROPERTIES SOLD IN PALM VALLEY IN THE LAST 120 DAYS

Status	Address	Property Type	Intracoastal Y/N	Beds	Baths	Est. Sq. Ft.	Original List Price	Sold Price	Sold PSF	Sold Date	Days on Market
Sold	307 S. Roscoe Boul	Single Family Home	Yes	4	6	5,167	\$1,275,000	\$1,125,000	\$218	10/30/18	164
Sold	349 S. Roscoe Boulevard	Single Family Home	Yes	6	4	3,767	\$985,000	\$940,875	\$250	10/17/18	133
Sold	31 Cat Road	Single Family Home	Yes	4	4	3,296	\$1,179,000	\$1,150,000	\$349	09/14/18	480
Sold	10 N. Roscoe Boulevard	Single Family Home	No	4	3	3,185	\$1,390,000	\$1,300,000	\$408	08/27/18	127
Sold	356 N. Roscoe Boulevard	Single Family Home	No	5	5	3,570	\$1,095,000	\$1,095,000	\$307	07/27/18	24
Sold	373 N. Roscoe Boulevard	Single Family Home	Yes	6	5	4,722	\$1,695,000	\$1,580,000	\$335	07/24/18	53
Sold	366 N. Roscoe Boulevard	Single Family Home	No	4	3	3,324	\$824,750	\$824,750	\$248	07/20/18	66
Sold	361 S. Roscoe Boulevard	Single Family Home	Yes	4	4	3,168	\$1,075,000	\$980,000	\$309	07/13/18	128
Sold	341 S. Roscoe Boulevard	Single Family Home	Yes	4	3	2,900	\$1,295,900	\$1,160,000	\$400	07/12/18	262
Sold	187 S. Roscoe Boulevard	Single Family Home	Yes	4	6	2,857	\$1,475,000	\$1,450,000	\$508	07/12/18	46
Sold	414 N. Roscoe Boulevard	Lot/64.55x400	No	N/A	N/A	N/A	\$230,000	\$200,000	N/A	07/13/18	103

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We chose Kristan because we were aware that she was very familiar with Ponte Vedra Beach and the Palm Valley market and has a good understanding of the Beaches real estate market. Our property was listed and sold in a timely manner. We loved her full time office administrator as well. Kristan is professional and we would recommend her for any real estate transaction. — Paul and Barbara Short | Ponte Vedra Beach, FL



JULY - OCTOBER

PALM VALLEY

Intracoastal Homes

Average Active List Price	\$1,606,727
Average Sold Price	\$1,197,982
Average Sold Price/List Price Ratio	90%



Average Sold Price per SQ. FT.



Average Days on Market (Sold)

Non-ICW Homes

Average Active List Price	\$1,159,500
Average Sold Price	\$1,073,250
Average Sold Price/List Price Ratio	98%



Average Sold Price per SQ. FT.



Average Days on Market (Sold)

Intracoastal Lots

Average Active List Price	\$923,400
Average Sold Price	N/A
Average Sold Price/List Price Ratio	N/A



Average Sold Price Per Front Foot



Average Days on Market (Sold)

Non-ICW Lots

Average Active List Price	\$732,000
Sold Price	\$200,000
Sold Price/List Price Ratio	70%



Sold Price Per Acre



Days on Market (Sold)

*Data pulled from the NEFAR MLS for the period of July 1st - October 30th 2018

Selling a home in Palm Valley requires extensive local knowledge, a great marketing plan, and superior negotiation skills. As an experienced agent and Palm Valley specialist, I am uniquely qualified to help you receive top dollar for your home. Call me today at **904.382.5526**.



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Each Office is Independently Owned
and Operated.



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Palm Valley's Best Annual Event

Palm Valley Holiday Boat Parade

While the date of the first "official" Palm Valley Holiday Boat Parade is often disputed by locals, the event's origins now date back over 30 years.

As one of the few annual community events, the Holiday Boat Parade provides the residents of Palm Valley the unique opportunity to gather with friends and neighbors. Over the years it has grown into a beloved tradition and visual representation of the community's vibrant personality.



PARADE ROUTE: Starting 1 mile South of the Palm Valley Bridge,
North to the last home in Marsh Landing

TIME: 6:00P.M. on Saturday, December 1st

PARTICIPATE IN THE ANNUAL DOCK DECORATING CONTEST:

- Open to all Docks on Palm Valley's ICW
- Cash, Prizes, and Bragging Rights!
- Limited to Dock Decorations, Not Including Home and Tree Decorations
 - Must be Registered to be Judged

For more information and to register for boat parade or decorated dock competition go to

www.PalmValleyBoatParade.com