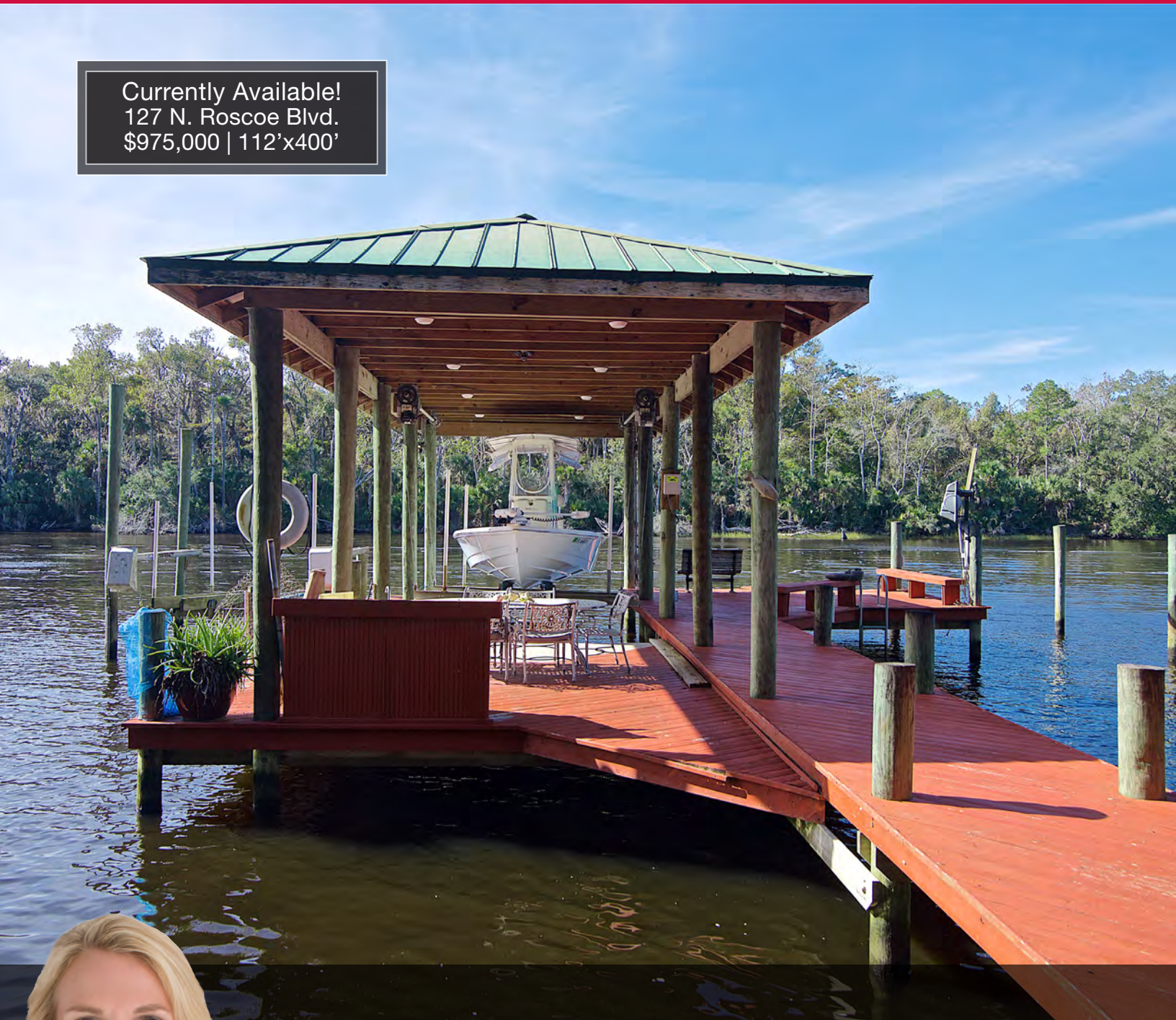


PALM VALLEY

January 2019 | Real Estate Market Report

Currently Available!
127 N. Roscoe Blvd.
\$975,000 | 112'x400'



kw
KELLERWILLIAMS

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



Kristan Cloud-Malin, PA
REALTOR®, RRC

904.382.5526

kmalin@comcast.net

www.ListingWithKristan.com



*Listin' with
Kristan*



PALM VALLEY

Real Estate Market Report

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: **12**

List Price Range: **\$749,000-\$3,169,000**

NON-ICW HOMES

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

List Price Range: **\$889,000-\$1,359,000**

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 is 1 home 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 90 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	61 S Roscoe Boulevard	Single Family Home	Yes	6	5	5,369	\$3,425,000	\$3,275,000	\$610	11/09/18	6
Sold	307 S Roscoe Boulevard	Single Family Home	Yes	4	6	5,167	\$1,350,000	\$1,125,000	\$218	10/30/18	164
Sold	349 S Roscoe Boulevard	Single Family Home	Yes	6	4	3,767	\$1,100,000	\$940,875	\$250	10/17/18	133

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Kristan was referred to us by someone living in Ponte Vedra and turned out to be the most professional and knowledgeable agent we have ever worked with. My wife and I were relocating from out of state, and Kristan listened when we told her exactly what we were looking for and found us the perfect home before it ever hit the market. She and her assistant not only made the buying experience easy but were extremely helpful in working with us to make the transition to a new area. We have already recommended her to other family members looking for a second home in Ponte Vedra, and we will continue to utilize her in the future. — **Brooks H.**



Intracoastal Homes

Average Active List Price	\$1,687,645
Average Sold Price	\$1,780,291
Average Sold Price/List Price Ratio	88%

\$359

Average Sold Price per SQ. FT.

101

Average Days on Market (Sold)

Non-ICW Homes

Average Active List Price	\$1,149,500
Sold Price	N/A
Sold Price/List Price Ratio	N/A

N/A

Average Sold Price per SQ. FT.

N/A

Average Days on Market (Sold)

Intracoastal Lots

Average Active List Price	\$868,600
Average Sold Price	N/A
Average Sold Price/List Price Ratio	N/A

N/A

Average Sold Price Per Front Foot

N/A

Average Days on Market (Sold)

Non-ICW Lots

Average Active List Price	\$716,857
Average Sold Price	N/A
Average Sold Price/List Price Ratio	N/A

N/A

Sold Price Per Acre

N/A

Days on Market (Sold)

*Data pulled from the NEF MLS for the period of October 1st - December 31st, 2018

If you would like your home professionally marketed and featured in my publications, which are mailed to over hundreds of potential buyers every month, call me at **904.382.5526**.



Kristan Cloud-Malin, PA
REALTOR®, RRC

904.382.5526

kmalin@comcast.net

www.ListingWithKristan.com



4116 3rd Street South
Jacksonville Beach, FL 32250

Each Office is Independently Owned
and Operated.



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127 N. ROSCOE BOULEVARD

3 Beds | 1 Bath | 2,736 Square Feet | List Price \$975,000

112' on the intracoastal, giving you an oversized lot to build your dream home with expansive views. A boating and fishing paradise! One 6,500 lb covered boat lift and an uncovered 6,500 lb boat lift. This gorgeous lot is over an acre of land with some mature shade trees and over 60 palm trees. Rare opportunity to buy a waterfront lot on North Roscoe Boulevard! Demolition estimate is \$18,700.

My marketing is representative of the time, effort, and money you have spent in obtaining and maintaining your home. If you are looking to sell, let me help you achieve exceptional results. Call me today at **904.382.5526**.