

# PALM VALLEY

February 2019 | Real Estate Market Report

Currently Available!  
53 1/2 N Roscoe Blvd.  
\$1,275,000 | 75'x400'



**kw**  
KELLERWILLIAMS.

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



**Kristan Cloud-Malin, PA**  
REALTOR®, RRC

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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: **10**

List Price Range: **\$936,750-\$3,169,000**

#### NON-ICW HOMES

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

List Price Range: **\$799,900-\$1,359,000**

### LOTS CURRENTLY LISTED IN PALM VALLEY

#### INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **8**

List Price Range: **\$575,000-\$1,625,000**

#### NON-ICW LOTS

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

List Price Range: **\$215,000-\$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 120 DAYS

Status	Address	Property Type	Intracoastal			Est. Sq. Ft.	Original List Price	Sold Price	Sold PSF	Sold Date	Days on Market
			Y/N	Beds	Baths						
Sold	17 Palm Lane	Single Family Home	Yes	6	4	2,484	\$649,000	\$605,000	\$244	01/11/19	87
Sold	160 S Roscoe Boulevard	Single Family Home	No	3	2	2,372	\$500,000	\$500,000	\$211	01/04/19	5
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	\$1,275,000	\$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	27 N Roscoe Boulevard	100 x 400	Yes	N/A	N/A	N/A	\$999,000	\$900,000	N/A	01/04/19	43

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In our working careers, Lana and I have relocated more than 12 times and in the process have used the services of numerous Realtors in the purchase of more than 12 homes. We want you to know that you have provided us with the most outstanding representation in our collective home buying experiences. We thank you for the time, energy, and unequalled service that you have provided us and for gifting us this experience wrapped in the most professional and pleasant service we have ever experienced. We are in your debt and you have earned our life-long loyalty and gratitude. — **Carlos and Lana Urrutia**



OCTOBER - JANUARY

## PALM VALLEY

### Intracoastal Homes

Average Active List Price	\$1,870,275
Average Sold Price	\$1,486,469
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	\$1,074,483
Sold Price	\$500,000
Sold Price/List Price Ratio	100%



Sold Price per SQ. FT.



Days on Market (Sold)

### Intracoastal Lots

Average Active List Price	\$940,750
Sold Price	\$900,000
Sold Price/List Price Ratio	90%



Sold Price Per Front Foot



Days on Market (Sold)

### Non-ICW Lots

Average Active List Price	\$701,285
Average Sold Price	N/A
Average Sold Price/List Price Ratio	N/A



Sold Price Per Acre



Days on Market (Sold)

\*Data pulled from the NEF MLS for the period of October 1st, 2018 - January 31st, 2019

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**.



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Each Office is Independently Owned  
and Operated.



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**Two homes for the price of one! Listed at \$1,275,000**

**53 1/2 N Roscoe Boulevard**

4 BEDS | 2.5 BATHS | 2,525 SQUARE FEET

3 BEDS | 2.5 BATHS | 1,841 SQUARE FEET

So many options with this property! Use it as a multi-generational property, OR a second home for a nanny or caregiver, a place for college children, family, and visitors, OR use it for rental income.

For more information on this beautiful home or for a private tour,  
please call me today at **904.382.5526**.