

# PALM VALLEY

March 2019 | Real Estate Market Report

Currently Available!  
201 S Roscoe Boulevard  
\$2,500,000 | 1.48 Acres  
195' On The ICW  
5-Car Garage



DRONE VIDEO



**kw**  
KELLERWILLIAMS.

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



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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: **13**

List Price Range: **\$832,700-\$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: **7**

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

#### NON-ICW LOTS

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

List Price Range: **\$279,000-\$1,500,000**

**There is 1 home and 1 lot 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	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	142 N Roscoe Boulevard	.46 Acres	No	N/A	N/A	N/A	\$215,000	\$185,000	N/A	02/28/19	168
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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“Kristan has sold multiple homes for my wife and I as well as my mother’s home. She is the consummate professional. Kristan brought the right buyers and sold the home and we were pleased as usual. If you are selling at the beaches, there is no one better than Kristan. It should say selling with Kristan not listin’ with Kristan, because anyone can list a home but it takes talent to sell one. — Jeff and Beverly Chadwick



NOVEMBER - FEBRUARY

## PALM VALLEY

### Intracoastal Homes

Average Active List Price	\$1,793,362
Average Sold Price	\$1,940,000
Average Sold Price/List Price Ratio	95%



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%



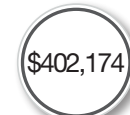
Sold Price Per Front Foot



Days on Market (Sold)

### Non-ICW Lots

Average Active List Price	\$703,833
Average Sold Price	\$185,000
Average Sold Price/List Price Ratio	74%



Sold Price Per Acre



Days on Market (Sold)

\*Data pulled from the NEF MLS for the period of November 1st, 2018 - February 28th, 2019

Whether you’re looking for an investment property or looking to relocate, upsize, or downsize, I can help achieve your goals. Call me today at **904.382.5526**.



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Each Office is Independently Owned  
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## 201 S Roscoe Boulevard

5 BEDS | 4.5 BATHS | 6,885 SQUARE FEET | LIST PRICE \$2,500,000

Luxury and privacy are embodied in this spacious home with 6,885 square feet on 195 front feet on the intracoastal. An entertainer's delight with a two story "lodge" area that has a full bar with dishwasher, wine room, gas fireplace, game areas, and a pecky cypress beam ceiling. A large screened lanai is adjacent to this and the Chef's dream kitchen features Thermador appliances, gas six burner + griddle cooktop, double ovens, two beverage coolers, and a warming drawer. 10,000 lb, boat lift.

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