

PALM VALLEY

April 2019 | Real Estate Market Report

Experience matters and Kristan has it! Look at her sales on Roscoe!

1. 257 N Roscoe Boulevard
2. 235 N Roscoe Boulevard
3. 231 N Roscoe Boulevard
4. 100 N Roscoe Boulevard
5. 96 N Roscoe Boulevard
6. 92 N Roscoe Boulevard
7. 41 1/2 N Roscoe Boulevard
8. 40 N Roscoe Boulevard
9. 19 N Roscoe Boulevard (2)
10. 13 S Roscoe Boulevard
11. 59 S Roscoe Boulevard
12. 70 S Roscoe Boulevard (2)
13. 76 S Roscoe Boulevard
14. 135 S Roscoe Boulevard (2)
15. 162 S Roscoe Boulevard
16. 164 A S Roscoe Boulevard (2)
17. 189 1/2 S Roscoe Boulevard
18. 0 S Roscoe Boulevard
19. 195 S Roscoe Boulevard
20. 210 S Roscoe Boulevard (3)
21. 311 S Roscoe Boulevard (2)
22. 485 S Roscoe Boulevard Ext

***If Kristan sold a property more than once it is listed in ().**



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

“Sold our house quickly! Very professional and always planning. No surprises, awesome agent. We trust her 110% and would refer her anytime!”

— Jenny and Mark Turner

Ponte Verda Beach, FL 32082



DECEMBER - MARCH

PALM VALLEY

Intracoastal Homes

| | |
|-------------------------------------|-------------|
| Average Active List Price | \$1,851,499 |
| Average Sold Price | \$852,500 |
| Average Sold Price/List Price Ratio | 93% |



Average Sold Price per SQ. FT.



Average Days on Market (Sold)

Non-ICW Homes

| | |
|-----------------------------|-------------|
| Average Active List Price | \$1,150,483 |
| Sold Price | \$677,500 |
| Sold Price/List Price Ratio | 97% |



Sold Price per SQ. FT.



Days on Market (Sold)

Intracoastal Lots

| | |
|-----------------------------|-----------|
| Average Active List Price | \$939,500 |
| 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 | \$642,250 |
| 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 December 1st, 2018 - March 31st, 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**.



Kristan Cloud-Malin, PA
REALTOR®, RRC

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*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: **13**

List Price Range: **\$865,000-\$3,169,000**

NON-ICW HOMES

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

List Price Range: **\$799,000-\$1,399,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **8**

List Price Range: **\$695,000-\$1,625,000**

NON-ICW LOTS

Non-ICW Lots Currently Active: **8**

List Price Range: **\$299,000-\$1,500,000**

**There is 1 lot and 2 homes currently pending in Palm Valley.
There were 6 price reductions since last month.**

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 | 650 N Wilderness Trail | Single Family Home | No | 4 | 3 | 2,428 | \$889,000 | \$855,000 | \$352 | 03/22/19 | 180 |
| Sold | 160 S Roscoe Boulevard | Single Family Home | No | 3 | 2 | 2,372 | \$500,000 | \$500,000 | \$211 | 01/04/19 | 5 |
| 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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and Operated.



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STAGE FOR SUCCESS

81%

OF BUYERS

*are able to visualize a house as
their future home when it has
been staged**

*2015 Profile of Home Staging, Reported by National Association of Realtors

Is your house set up to quickly grab the attention of potential buyers?

DEPERSONALIZE

Remove your memorabilia so buyers can imagine making their own memories.

LIGHT & BRIGHT

Boost the mood by opening curtains or blinds and leaving lights on for showings.

SQUEAKY CLEAN

Buyers want a clean start; you want to maximize your value. Tidying up your house allows buyers to see the home's true value and possibly make a higher offer.

ORGANIZE

Remove any unnecessary personal items (family pictures, memorabilia, etc.) to make your house appear larger.

SEAMLESS SET UP

Make sure buyers can easily move from one room to the other without having to walk around awkwardly placed furniture or belongings.

POSITIVE FOCUS

Highlight the positive focal points or unique features in your house with decor or furniture arrangements to let the buyer see how it may benefit them.

Let me help you prepare your house for a successful sale.
Call me at **904.382.5526** to get started today!