

PALM VALLEY

July 2019 | Real Estate Market Report

Another Listin' With Kristan

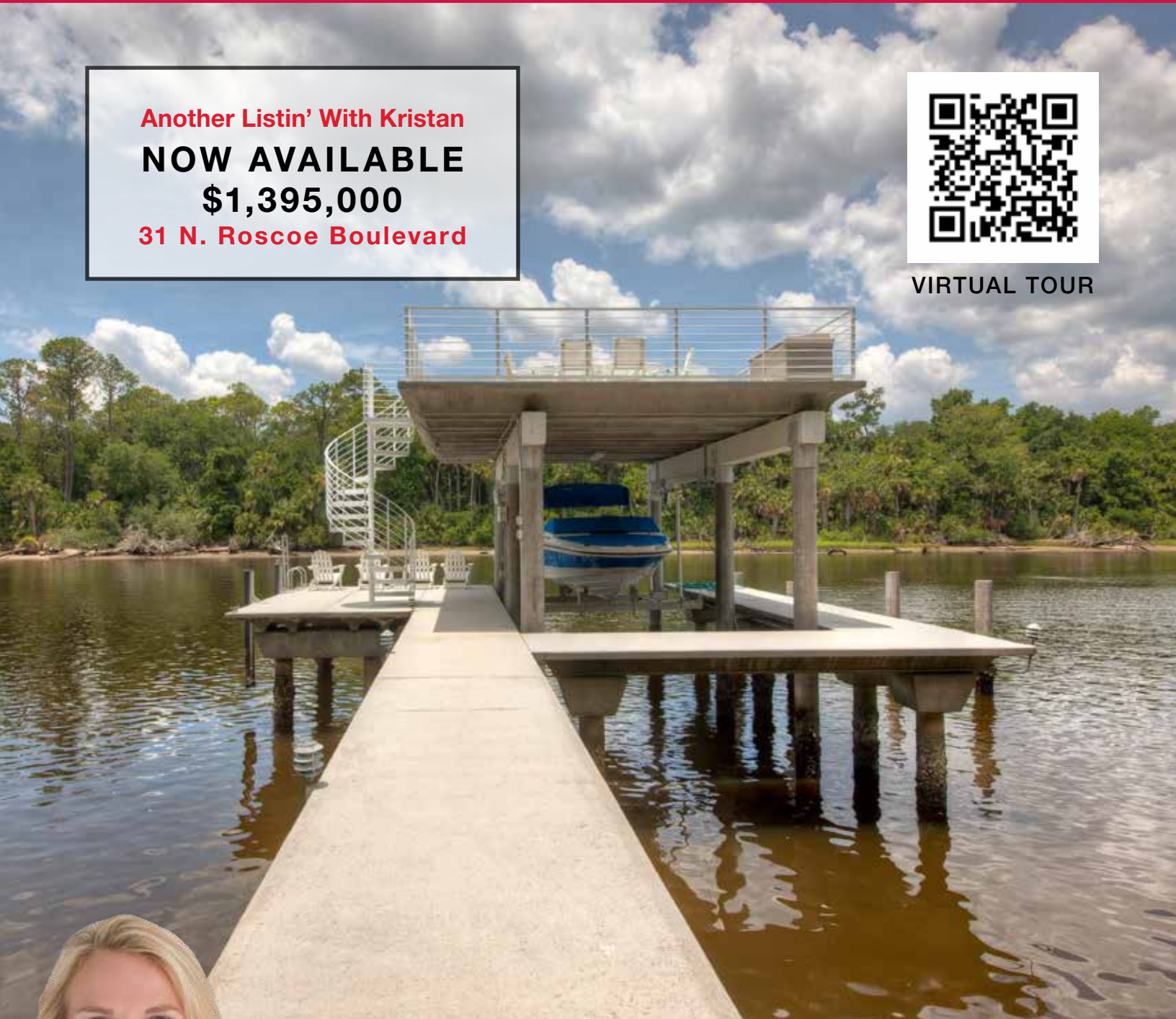
NOW AVAILABLE

\$1,395,000

31 N. Roscoe Boulevard



VIRTUAL TOUR



kw
KELLERWILLIAMS.

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

“We chose Kristan because of her successful sales rate. We had a very positive experience and appreciated the fact that Kristan was equally effective at every stage of the transaction. We appreciated her experience, knowledge of the area, consistency, and communication.”

— David and Kiti Cox, Ponte Verda Beach



Intracoastal Homes

| | |
|-------------------------------------|-------------|
| Average Active List Price | \$1,465,679 |
| Average Sold Price | \$1,443,094 |
| Average Sold Price/List Price Ratio | 89% |



Average Sold Price per SQ. FT.



Average Days on Market (Sold)

Non-ICW Homes

| | |
|-----------------------------|-----------|
| Average Active List Price | \$997,989 |
| Sold Price | \$826,250 |
| Sold Price/List Price Ratio | 97% |



Sold Price per SQ. FT.



Days on Market (Sold)

Intracoastal Lots

| | |
|-----------------------------|-----------|
| Average Active List Price | \$900,600 |
| Sold Price | \$957,500 |
| Sold Price/List Price Ratio | 91% |



Sold Price Per Front Foot



Days on Market (Sold)

Non-ICW Lots

| | |
|-------------------------------------|-----------|
| Average Active List Price | \$514,600 |
| 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 January 1st - June 30th, 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: **12**

List Price Range: **\$1,195,000-\$2,999,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **9**

List Price Range: **\$395,000-\$1,800,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **5**

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

NON-ICW LOTS

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

List Price Range: **\$159,900-\$1,350,000**

**There are 3 lots and 3 homes currently under contract 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 180 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 | 411 1/2 N Roscoe Boulevard | Single Family Home | Yes | 2 | 2 | 1,440 | \$1,195,000 | \$950,000 | \$659.72 | 06/24/19 | 239 |
| Sold | 331 S Roscoe Boulevard | Single Family Home | Yes | 5 | 6 | 6,960 | \$2,695,000 | \$2,350,000 | \$337.64 | 06/19/19 | 392 |
| Sold | 53 1/2 N Roscoe Boulevard | Single Family Home | Yes | 4 | 3 | 2,525 | \$1,275,000 | \$1,085,000 | \$429.70 | 06/14/19 | 93 |
| Sold | 25 N Roscoe Boulevard | Single Family Home | Yes | 5 | 5 | 5,336 | \$2,999,000 | \$2,884,750 | \$541.00 | 05/03/19 | 0 |
| Sold | 227 N Roscoe Boulevard | Single Family Home | Yes | 5 | 5 | 4,717 | \$1,300,000 | \$1,285,000 | \$272.00 | 04/29/19 | 592 |
| Sold | 41 Cat Road | Single Family Home | Yes | 3 | 3 | 3,697 | \$1,195,000 | \$1,100,000 | \$298.00 | 03/01/19 | 113 |
| Sold | 17 Palm Lane | Single Family Home | Yes | 6 | 4 | 2,484 | \$649,000 | \$605,000 | \$243.56 | 01/11/19 | 87 |
| Sold | 40 N Roscoe Boulevard | Single Family Home | No | 5 | 4 | 3,285 | \$1,175,000 | \$1,215,000 | \$369.89 | 06/26/19 | 303 |
| Sold | 131 S Wilderness Trail | Single Family Home | No | 4 | 4 | 3,192 | \$799,000 | \$735,000 | \$230.26 | 05/22/19 | 95 |
| Sold | 650 N Wilderness Trail | Single Family Home | No | 4 | 3 | 2,428 | \$889,000 | \$855,000 | \$352.00 | 03/22/19 | 180 |
| Sold | 160 S Roscoe Boulevard | Single Family Home | No | 3 | 2 | 2,372 | \$500,000 | \$500,000 | \$210.79 | 01/04/19 | 5 |
| Sold | 7 Palm Lane | 106' x 200' | Yes | N/A | N/A | N/A | \$695,000 | \$660,000 | N/A | 05/21/19 | 290 |
| Sold | 217 S Roscoe Boulevard | 150'x400' | Yes | N/A | N/A | N/A | \$1,399,000 | \$1,312,500 | N/A | 06/13/19 | 278 |
| Sold | 27 N Roscoe Boulevard | 100' x400' | Yes | N/A | N/A | N/A | \$999,000 | \$900,000 | N/A | 01/04/19 | 43 |
| Sold | 142 N Roscoe Boulevard | .46 Acres | No | N/A | N/A | N/A | \$215,000 | \$185,000 | N/A | 02/28/19 | 168 |

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Each Office is Independently Owned
and Operated.



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31 N. Roscoe Boulevard

5 BEDS | 4 BATHS | 3,670 SQUARE FEET | LISTED AT \$1,395,000

This intracoastal beauty has beautiful wood work throughout the home. The two story concrete forever dock has a great upstairs viewing station and a 10,000 lb boat lift. Pool is screened. Above the three-car garage is the perfect guest suite with a bedroom, full bath, and living/game area. Lot is 100' x 400'.

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**.