

PALM VALLEY

August 2019 | Real Estate Market Report

Another Listin' With Kristan
NOW AVAILABLE
\$1,779,000
35 S. Roscoe Boulevard



VIRTUAL TOUR



kw
KELLERWILLIAMS.

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

“ We were impressed with Kristan’s honesty, follow-up and non-pushy nature. Her research made us feel confident and informed with our decision. From start to finish, Kristan and her administrator handled everything. It was a very positive experience throughout and we recommend her because of her honesty and knowledge of the market.”

— Anne and Rick McCook, Ponte Verda Beach



Intracoastal Homes

Average Active List Price	\$2,210,793
Average Sold Price	\$1,465,679
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	\$979,190
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	\$944,333
Sold Price	\$879,500
Sold Price/List Price Ratio	90%



Sold Price Per Front Foot



Days on Market (Sold)

Non-ICW Lots

Average Active List Price	\$666,113
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 - July 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: **15**
List Price Range: **\$1,195,000-\$5,500,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **10**
List Price Range: **\$395,000-\$1,700,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **3**
List Price Range: **\$549,000-\$1,625,000**

NON-ICW LOTS

Non-ICW Lots Currently Active: **8**
List Price Range: **\$159,900-\$1,500,000**

There are 0 lots and 5 homes currently under contract in Palm Valley.
There were 5 price reductions since last month.
There are 5 new listings 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			Est. Sq. Ft.	Original List Price	Sold Price	Sold PSF	Sold Date	Days on Market
			Y/N	Beds	Baths						
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	\$1,390,000	\$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	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	\$899,900	\$855,000	\$352.00	03/22/19	180
Sold	37 S Roscoe Boulevard	100' X 400'	Yes	N/A	N/A	N/A	\$939,000	\$800,000	N/A	07/29/19	154
Sold	197 Roscoe N Boulevard	75'x 400'	Yes	N/A	N/A	N/A	\$795,000	\$725,000	N/A	07/08/19	45
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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35 S. Roscoe Boulevard

7 BEDS | 4.5 BATHS | 5,873 SQUARE FEET | LISTED AT \$1,779,000

Outdoor paradise on 100' lot on the intracoastal waterway with large two-story dock with jet ski platform, heated pool, covered lanai & tennis court. Chef's kitchen with two KitchenAid dishwashers, Viking gas cooktop, two Viking ovens, a Dacor oven and a steamer. Four-car garage. Fenced yard with dog run.

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**.