

WATERFRONT

September 2025 | Real Estate Market Report

For Sale \$6,500,000



Property Video



Another...Listin' with Kristan!

260 Autumn Tide Trail in River Landing in Nocatee, Ponte Vedra, FL 32081



KELLERWILLIAMS
Luxury
INTERNATIONAL

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



Contact me for an authentic discussion regarding the market and getting your home sold!

Visit the Butcher from the Gangs of NY at the new Angie's Subs in Atlantic Beach! 299-1 Atlantic Blvd.
www.Angiessubs.net

Listin' with Kristan



HOMES CURRENTLY LISTED
IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: 10
List Price Range: \$2,500,000 - \$7,975,000

NON-ICW HOMES

Non-ICW Homes Currently Active: 7
List Price Range: \$1,795,000 - \$3,499,000

LOTS CURRENTLY LISTED
IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: 4
List Price Range: \$1,600,000 - \$1,975,000

NON-ICW LOTS

Non-ICW Lots Currently Active: 4
List Price Range: \$619,900 - \$4,700,000

Since our last newsletter: one non-intracoastal home and one non-intracoastal lot have sold. You can see them in red below. Two intracoastal homes and one non-intracoastal home went on the market, two sellers took their properties off the market and there were four price reductions.

PROPERTIES SOLD SEPTEMBER 1ST, 2024 - AUGUST 31ST, 2025

Status	Address	Property Type	Intracoastal Y/N	Beds	Baths	Est. Sq. Ft.	Original List Price	Sold Price	Sold PSF PFF/PA	Sold Date	Days on Market
Sold	19 S. Roscoe Boulevard	Single-Family Home	Yes	7	6.5	16,417	\$10,500,000	\$7,500,000	\$457	07/11/25	56
Sold	347 S. Roscoe Boulevard	Single-Family Home	Yes	6	5	5,408	\$4,500,000	\$3,900,000	\$721	07/07/25	371
Sold	83 N. Roscoe Boulevard	Single-Family Home	Yes	11	7	4,205	\$2,950,000	\$2,400,000	\$571	04/30/25	126
Sold	9 S. Roscoe Boulevard	Single-Family Home	Yes	4	3.5	3,149	\$4,995,000	\$4,800,000	\$1,524	04/13/25	10
Sold	225 S. Roscoe Boulevard	Single-Family Home	Yes	5	4.5	3,919	\$4,250,000	\$3,275,000	\$836	03/26/25	286
Sold	105 S. Roscoe Boulevard	Single-Family Home	Yes	3	2.5	1,884	\$2,075,000	\$2,100,000	\$1,115	03/03/25	2
Sold	301 S. Roscoe Boulevard	Single-Family Home	Yes	4	5.5	5,760	\$7,750,000	\$7,100,000	\$1,233	09/17/24	100
Sold	461 Shell Ridge Lane	Single-Family Home	Yes	6	5	5,196	\$3,985,000	\$3,985,000	\$767	12/05/24	7
Sold	206 Sanctuary Estates	Single-Family Home	No	4	3.5	4,275	\$1,875,000	\$1,820,000	\$426	03/14/25	9
Sold	260 S. Roscoe Boulevard	Single-Family Home	No	4	3.5	2,860	\$1,895,000	\$1,767,500	\$618	05/28/25	63
Sold	368 N. Roscoe Boulevard	Single-Family Home	No	5	3	2,810	\$1,545,000	\$1,520,000	\$541	10/31/24	10
Sold	414 N. Roscoe Boulevard	Single-Family Home	No	3	3.5	2,692	\$1,550,000	\$1,450,000	\$539	09/19/24	6
Sold	179 Coastal Grove Court	Single-Family Home	No	5	4.5	4,294	\$3,050,000	\$2,650,000	\$617	08/20/25	131
Sold	74 Coastal Grove Court	Single-Family Home	No	5	5.5	4,856	\$3,200,000	\$3,150,000	\$649	01/28/25	15
Sold	276 Canal Boulevard	Single-Family Home	No	3	2	1,965	\$735,000	\$750,000	\$374	09/23/24	3
Sold	204 S. Wilderness Trail	Single-Family Home	No	4	2	2,433	\$1,600,000	\$1,600,000	\$658	04/23/25	8
Sold	580 N. Wilderness Trail	Single-Family Home	No	5	4	4,253	\$2,497,400	\$2,250,000	\$529	02/12/25	215
Sold	110 S. Wilderness Trail	Single-Family Home	No	5	3.5	3,518	\$1,750,000	\$1,799,900	\$497	12/03/24	233
Sold	127 N. Roscoe Boulevard	112' x 400'	Yes	N/A	N/A	N/A	\$2,000,000	\$2,100,000	\$17,857	12/27/24	0
Sold	409 N. Roscoe Boulevard	75' x 400'	Yes	N/A	N/A	N/A	\$1,850,000	\$2,000,000	\$24,667	12/06/24	12
Sold	466 Autumn Tide Trail (39)	105' x 240'	Yes	N/A	N/A	N/A	NL	\$1,870,000	\$17,810	07/23/25	NL
Sold	295 Shell Ridge (52)	100' x 210'	Yes	N/A	N/A	N/A	Foreclosure	\$1,220,000	\$12,200	06/10/25	NL
Sold	520 Autumn Tide Trail (36)	105' x 229'	Yes	N/A	N/A	N/A	\$1,800,000	\$1,800,000	\$17,143	03/04/25	230
Sold	519 Shell Ridge Lane (64)	100' x 220'	Yes	N/A	N/A	N/A	\$1,250,000	\$1,250,000	\$12,500	02/26/25	152
Sold	313 Shell Ridge Lane (53)	100' x 209'	Yes	N/A	N/A	N/A	\$1,675,000	\$1,600,000	\$16,000	02/07/25	NL
Sold	501 Shell Ridge Lane (63)	100' x 219'	Yes	N/A	N/A	N/A	\$1,200,000	\$1,200,000	\$12,000	09/10/24	132
Sold	28 & 30 S. Roscoe Boulevard	5 Acres	No	N/A	N/A	N/A	NL	\$2,000,000	\$400,000	07/18/25	NL
Sold	18 S. Roscoe Boulevard	5 Acres	No	N/A	N/A	N/A	NL	\$2,000,000	\$400,000	07/18/25	NL
Sold	2 N. Roscoe Boulevard	1.67 Acres	No	N/A	N/A	N/A	\$895,000	\$895,000	\$535,928	12/27/24	221
Sold	247 Canal Boulevard	0.53 Acres	No	N/A	N/A	N/A	\$725,000	\$725,000	\$1,367,924	08/13/25	412
Sold	189 Canal Boulevard	0.35 Acres	No	N/A	N/A	N/A	\$599,900	\$540,000	\$1,542,857	11/18/24	276

Kristan Cloud-Malin, Keller Williams Realty, and Keller Williams Realty - Atlantic Partners are not in any way affiliated with Palm Valley Home Owners Association, nor is this in any way an official advertisement or publication of Palm Valley. ©2025 All rights reserved. This representation is based on sales and data reported by multiple brokers/agents to the Northeast Florida Multiple Listing Service (NEF MLS) from September 1st, 2024 to August 31st, 2025. Listings and sales may not be those of Keller Williams Realty or Keller Williams Realty - Atlantic Partners. The NEF MLS do not guarantee the accuracy of this data, which may not reflect all of the real estate activity in the area. E&OE covered. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship. Lines in red are the most recent closings. NL = Not Listed. PSF = Per Square Foot. PFF = Per Front Foot. PA = Per Acre. RL = These River Landing lots were in a bidding process.





“Kristan sold our house incredibly quickly – in less than a week. She did a beautiful job of staging the house, which I believe contributed to the fast sale! Thank you, Kristan and Team!”

— Ed & Sue Ekkebus
109 Bent Oak Drive, Ponte Vedra Beach, FL 32082



Intracoastal Homes

Median Active List Price (10)	\$3,861,500
Median Sold Price (8)	\$3,942,500
Median Sold Price/List Price Ratio	90%



Median Sold
Price Per SQ. FT.



Median Days
on Market (Sold)

Non-ICW Homes

Median Active List Price (7)	\$2,325,000
Median Sold Price (10)	\$1,758,750
Median Sold Price/List Price Ratio	97%



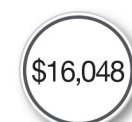
Median Sold
Price Per SQ. FT.



Median Days
on Market (Sold)

Intracoastal Lots

Median Active List Price (4)	\$1,747,500
Median Sold Price (8)	\$1,700,000
Median Sold Price/List Price Ratio	98%



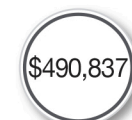
Average Sold Price
Per Front Foot



Median Days
on Market (Sold)

Non-ICW Lots

Median Active List Price (4)	\$80,450
Median Sold Price (5)	\$895,000
Median Sold Price/List Price Ratio	95%



Average Sold Price
Per Acre



Median Days
on Market (Sold)

*Data pulled from the NEF MLS for the period of September 1st, 2024 - August 31st, 2025.

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



Kristan Cloud-Malin, PA
REALTOR®, CRS

904.382.5526

kmalin63@gmail.com

www.ListingWithKristan.com



13000 Sawgrass Village Circle
Bldg. 1 Suite 3
Ponte Vedra Beach, FL 32082

Each Office is Independently Owned
and Operated.

PRESORTED
STANDARD
US POSTAGE
PAID
REAL MARKETING

Listin' with
Kristan



Published by REAL Marketing (RM) | www.REALMarketing4You.com | 858.952.4280 | © 2025



260 Autumn Tide Trail, Ponte Vedra, FL 32081

This new construction home by FaverGray Homes spans 6,647 square feet. This semi-custom design includes five bedrooms, four full bathrooms, and two half baths. The open-concept layout connects the kitchen, dining area, and family room harmoniously. The home is adorned with engineered white oak flooring and tile throughout, while reclaimed barn beams enhance the charm of the family room and hallways. This luxurious abode was meticulously designed by Cronk Duck Architecture and interior finishes selected by Nesting Place Interiors.