

PALM VALLEY

June 2026 | Real Estate Market Report

Another.....
Listin' with Kristan!

For Sale
\$2,200,000



Drone Video



Another....Listin' with Kristan!

195 S. Roscoe Blvd., Ponte Vedra Beach, FL 32082

The outdoor living area is a highlight, with a screened lanai that includes a summer kitchen, dining space, fireplace, sitting area, and additional seating--perfectly positioned to enjoy waterway vistas and the lively activity. A brick-paved pool with a sun shelf and Zoysia grass enhances the outdoor amenities. The property features a 2004 boat dock with a 16,000-pound boat lift with remote control, as well as two jet ski lifts and a floating dock.



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



Call me if you are looking for an ICW lot that isn't on the market or to have an authentic discussion about your property or the market. Who you hire matters! 904.382.5526

Listin' with Kristan



HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: 7
List Price Range: \$1,750,000 - \$5,895,000

NON-ICW HOMES

Non-ICW Homes Currently Active: 8
List Price Range: \$1,100,000 - \$2,995,000

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: 6
List Price Range: \$1,710,000 - \$2,250,000

NON-ICW LOTS

Non-ICW Lots Currently Active: 7
List Price Range: \$504,995 - \$3,650,000

Since our last newsletter: three intracoastal lots, two intracoastal homes and one non-intracoastal home sold. You can see them in red below. There were five price reductions and 10 new listings.

PROPERTIES SOLD JUNE 1ST, 2025 - MAY 31ST, 2026

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	205 S. Roscoe Boulevard	Single-Family Home	Yes	3	3.5	2,574	\$2,600,000	\$2,350,000	\$913	05/01/26	160
Sold	301 S. Roscoe Boulevard	Single-Family Home	Yes	4	5.5	5,734	\$6,750,000	\$5,800,000	\$1,012	04/20/26	320
Sold	139 S. Roscoe Boulevard	Single-Family Home	Yes	4	3.5	2,900	\$2,675,000	\$2,255,000	\$778	01/15/26	73
Sold	185 N. Roscoe Boulevard	Single-Family Home	Yes	5	4.5	6,065	\$4,250,000	\$3,750,000	\$618	01/09/26	98
Sold	199 S. Roscoe Boulevard	Single-Family Home	Yes	4	4.5	3,745	\$2,600,000	\$2,534,000	\$677	01/09/26	69
Sold	231 N. Roscoe Boulevard	Single-Family Home	Yes	4	4.5	3,625	\$3,723,000	\$3,450,415	\$952	12/18/25	178
Sold	329 N. Roscoe Boulevard	Single-Family Home	Yes	4	3.5	3,321	\$2,500,000	\$1,900,000	\$572	10/23/25	21
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	260 Autumn Tide Trail	Single-Family Home	Yes	5	4.5	6,647	\$6,995,000	\$6,250,000	\$940	02/27/26	356
Sold	513 Canal Road	Single-Family Home	Yes	4	5	3,828	\$3,325,000	\$3,000,000	\$784	12/30/25	109
Sold	543 Canal Road	Single-Family Home	Yes	4	4	4,072	\$3,925,000	\$3,800,000	\$933	10/23/25	27
Sold	224 Clatterbridge Road	Single-Family Home	Yes	4	3.5	2,749	\$2,995,000	\$1,800,000	\$655	12/23/25	153
Sold	362 N. Roscoe Boulevard	Single-Family Home	No	5	3	2,803	\$1,750,000	\$1,700,000	\$606	05/27/26	7
Sold	252 N. Roscoe Boulevard	Single-Family Home	No	3	2	1,838	NL	\$715,000	\$389	02/06/26	NL
Sold	28-32 S. Roscoe Boulevard	Single-Family Home	No	4	3	1,820	\$3,499,000	\$3,100,000	\$1,703	01/30/26	153
Sold	264 N. Roscoe Boulevard	Single-Family Home	No	6	5	4,689	\$3,250,000	\$3,030,000	\$646	01/05/26	130
Sold	350 N. Roscoe Boulevard	Single-Family Home	No	3	2.5	2,626	NL	\$1,540,000	\$376	10/31/25	NL
Sold	356 N. Roscoe Boulevard	Single-Family Home	No	5	5	4,489	\$2,595,000	\$2,500,000	\$557	09/29/25	8
Sold	96 Valley Gardens Road	Single-Family Home	No	5	4.5	3,599	\$2,325,000	\$2,043,047	\$568	10/17/25	266
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	110 S. Wilderness Trail	Single-Family Home	No	5	3.5	3,797	\$2,195,000	\$1,900,000	\$500	02/20/26	117
Sold	293/295 N. Roscoe Boulevard	150' x 400'	Yes	N/A	N/A	N/A	\$4,200,000	\$3,900,000	\$26,000	06/01/26	72
Sold	45 N. Roscoe Boulevard	75' x 400'	Yes	N/A	N/A	N/A	\$1,975,000	\$1,875,000	\$25,000	12/02/25	143
Sold	506 Autumn Tide Trail (37)	105' x 308'	Yes	N/A	N/A	N/A	\$2,200,000	\$2,050,000	\$19,524	05/29/26	66
Sold	295 Shell Ridge Lane (52)	100' x 210'	Yes	N/A	N/A	N/A	\$1,800,000	\$1,594,000	\$15,940	11/10/25	92
Sold	443 Shell Ridge Lane (60)	100' x 197'	Yes	N/A	N/A	N/A	\$1,600,000	\$1,425,000	\$14,250	11/07/25	102
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 Lane (52)	100' x 210'	Yes	N/A	N/A	N/A	Foreclosure	\$1,220,000	\$12,200	06/10/25	NL
Sold	776 S. Harbor Lights Drive Lot 2	99' x 460'	Yes	N/A	N/A	N/A	\$1,680,000	\$1,680,000	\$16,970	04/20/26	43
Sold	814 S. Harbor Lights Drive Lot 4	99' x 485'	Yes	N/A	N/A	N/A	\$1,740,000	\$1,740,000	\$17,576	04/03/26	76
Sold	946 S. Harbor Lights Drive Lot 10	100' x 508'	Yes	N/A	N/A	N/A	\$1,900,000	\$1,900,000	\$19,000	03/10/26	106
Sold	244 N. Roscoe Boulevard	1.67 Acres	No	N/A	N/A	N/A	\$950,000	\$750,000	\$449,102	03/19/26	205
Sold	300 N. Roscoe Boulevard	2.5 Acres	No	N/A	N/A	N/A	NL	\$1,500,000	\$600,000	08/06/25	NL
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	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	XX N. Wilderness Trail	36 Acres	No	N/A	N/A	N/A	\$4,265,000	\$3,995,000	\$109,602	01/09/26	59
Sold	150 S. Wilderness Trail	3.75 Acres	No	N/A	N/A	N/A	NL	\$1,200,000	\$320,000	10/27/25	NL

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195 S. Roscoe Blvd, Ponte Vedra Beach, FL offered for \$2,200,000

The charming guest house was constructed in 2021 with durable HardieBoard siding and features a screened porch. Spanning 800 square feet, it offers two bedrooms, one bathroom, a fully equipped kitchen, a breakfast area, a spacious living room, and a washer/dryer. The primary residence is a picturesque Victorian home, originally built in 1870.



JUNE 1ST, 2025 -
MAY 31ST, 2026

PALM VALLEY

Intracoastal Homes

Median Active List Price (7)

\$3,590,000

Median Sold Price (13)

\$3,450,415

Median Sold Price/List Price Ratio (13)

87%



Median Sold Price Per SQ. FT.



Median Days on Market (Sold)

Non-ICW Homes

Median Active List Price (8)

\$2,095,000

Median Sold Price (9)

\$2,195,000

Median Sold Price/List Price Ratio (7)

89%



Median Sold Price Per SQ. FT.



Median Days on Market (Sold)

Intracoastal Lots

Median Active List Price (6)

\$1,780,000

Median Sold Price (10)

\$1,805,000

Median Sold Price/List Price Ratio (8)

94%



Average Sold Price Per Front Foot



Median Days on Market (Sold)

Non-ICW Lots

Median Active List Price (7)

\$1,375,000

Median Sold Price (7)

\$1,500,000

Median Sold Price/List Price Ratio (3)

94%



Average Sold Price Per Acre



Median Days on Market (Sold)

*Data pulled from the NEF MLS for the period of June 1st, 2025 - May 31st, 2026.

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**.



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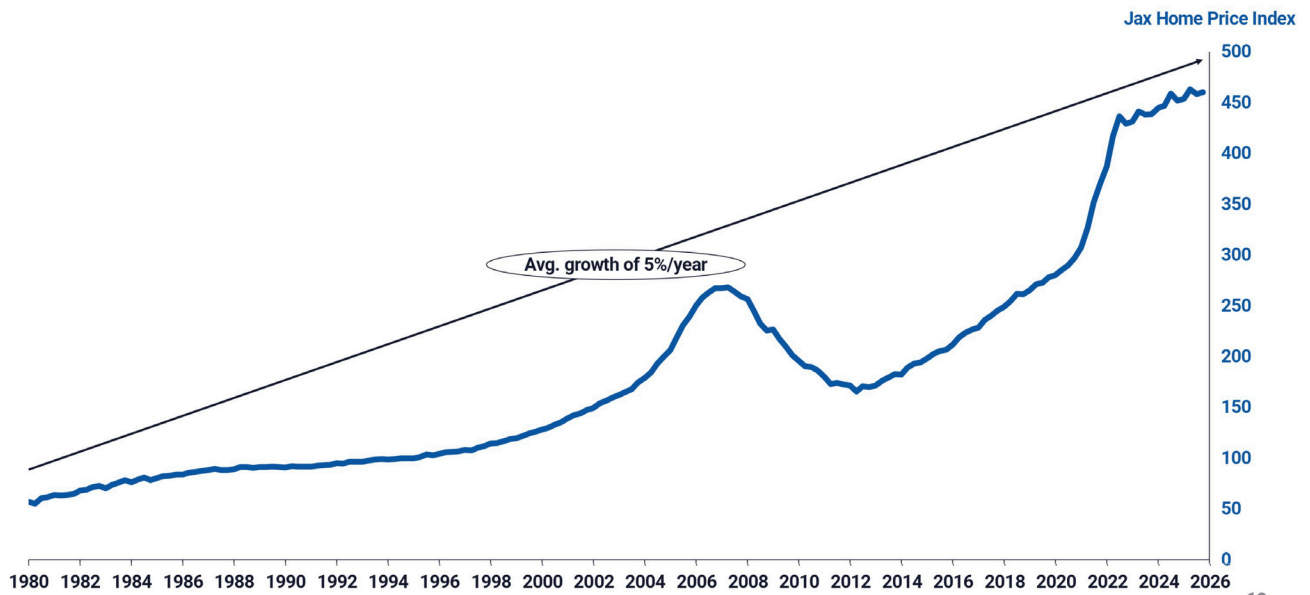
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Jacksonville HOME PRICES



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Historically, Jacksonville real estate has been a strong long-term asset, with home values increasing about 5% per year on average, although actual appreciation varies significantly by year, neighborhood, and property type.