

PALM VALLEY

January 2026 | Real Estate Market Report

Experience matters and Kristan has it!
Look at her sales in **Palm Valley** alone!

- | | |
|--------------------------------|----------------------------------|
| 1. 121 Nandina Circle | 34. 139 S Roscoe Boulevard |
| 2. 257 N Roscoe Boulevard | 35. 142 S Roscoe Boulevard |
| 3. 247 N Roscoe Boulevard | 36. 161 S Roscoe Boulevard (2) |
| 4. 235 N Roscoe Boulevard | 37. 162 S Roscoe Boulevard (2) |
| 5. 231 N Roscoe Boulevard | 38. 164 A S Roscoe Boulevard (2) |
| 6. 127 N Roscoe Boulevard | 39. 166 S Roscoe Boulevard |
| 7. 100 N Roscoe Boulevard | 40. 169 S Roscoe Boulevard |
| 8. 96 N Roscoe Boulevard | 41. 189 ½ S Roscoe Boulevard |
| 9. 92 N Roscoe Boulevard | 42. 195 S Roscoe Boulevard |
| 10. 53 ½ N Roscoe Boulevard | 43. 201 S Roscoe Boulevard |
| 11. 41 ½ N Roscoe Boulevard | 44. 105 Bent Oak Drive |
| 12. 40 N Roscoe Boulevard | 45. 109 Bent Oak Drive |
| 13. 31 N Roscoe Boulevard | 46. 210 S Roscoe Boulevard (3) |
| 14. 611 N Wilderness Trail | 47. 213 S Roscoe Boulevard |
| 15. 25 N Roscoe Boulevard | 48. 520 Autumn Tide Trail |
| 16. 19 N Roscoe Boulevard (2) | 49. 440 Autumn Tide Trail |
| 17. 11 N Roscoe Boulevard | 50. 51 Cat Road |
| 18. 172 Canal Boulevard | 51. 100 Cat Road |
| 19. 520 N Wilderness Trail | 52. 260 Autumn Tide Trail |
| 20. 0 S Roscoe Boulevard | 53. 218 Autumn Tide Trail |
| 21. 5 S Roscoe Boulevard | 54. 196 Autumn Tide Trail |
| 22. 13 S Roscoe Boulevard | 55. 170 Autumn Tide Trail |
| 23. 35 S Roscoe Boulevard | 56. 301 S Roscoe Boulevard |
| 24. 231 S Wilderness Trail | 57. 311 S Roscoe Boulevard (2) |
| 25. 49 S Roscoe Boulevard | 58. 317 S Roscoe Boulevard |
| 26. 59 S Roscoe Boulevard | 59. 217 Shell Ridge Lane |
| 27. 291 S Wilderness Trail | 60. 371 Shell Ridge Lane |
| 28. 70 S Roscoe Boulevard (2) | 61. 409 Shell Ridge Lane |
| 29. 76 S Roscoe Boulevard | 62. 427 Shell Ridge Lane |
| 30. 157 Sawbill Palm Drive | 63. 519 Shell Ridge Lane |
| 31. 125 S Roscoe Boulevard | 64. 355 S Roscoe Boulevard |
| 32. 169 River Marsh Drive | 65. 513 Canal Road (3) |
| 33. 135 S Roscoe Boulevard (2) | 66. 485 S Roscoe Boulevard |

*If Kristan sold a property more than once, the number of times is listed in ().

Kristan has sold
over **\$364M** since
2004 and over
\$93M in
Palm Valley alone!



KELLERWILLIAMS
Luxury
INTERNATIONAL

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: **10**
List Price Range: **\$2,495,000 - \$6,750,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **6**
List Price Range: **\$1,795,000 - \$3,200,000**

LOTS CURRENTLY **LISTED**
IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **5**
List Price Range: **\$1,680,000 - \$2,200,000**

NON-ICW LOTS

Non-ICW Lots Currently Active: **7**
List Price Range: **\$524,995 - \$4,265,000**

Since our last newsletter: two homes on the intracoastal sold, two non-intracoastal homes sold and you can see them in red below. There were three price reductions, four properties were removed from the market and three new properties went on the market.

PROPERTIES **SOLD** JANUARY 1ST, 2025 - DECEMBER 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	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	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	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	206 Sanctuary Estates	Single-Family Home	No	4	3.5	4,275	\$1,875,000	\$1,820,000	\$426	03/14/25	9
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	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	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	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	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	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	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 (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	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	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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My husband and I live on Roscoe. We own several properties on the east side and live on the water. It is a location and lifestyle that is second to none, especially if privacy, large lots, great schools, and water access (whether directly behind your home or via a boat ramp) are important to you. We have lived on Roscoe since 1999, so we have witnessed and experienced all the changes. For some seasoned homeowners, the evolving landscape of the area and their personal life stages often prompt the search for a new residence. If this resonates with you, I invite you to contact me. There are a lot of agents to choose from...very few that will be authentic with you about the market and your property. The properties I list sell more swiftly than others and closer to the original list price, and there is a reason for that. If you are looking for results and the truth, I am the agent for you. **Who you hire matters!**

-Kristan Malin



Intracoastal Homes

Median Active List Price (10)	\$3,872,500
Median Sold Price (10)	\$3,362,708
Median Sold Price/List Price Ratio (10)	89%



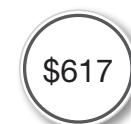
Median Sold Price Per SQ. FT.



Median Days on Market (Sold)

Non-ICW Homes

Median Active List Price (6)	\$2,274,495
Median Sold Price (10)	\$2,146,524
Median Sold Price/List Price Ratio (9)	96%



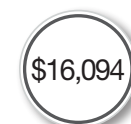
Median Sold Price Per SQ. FT.



Median Days on Market (Sold)

Intracoastal Lots

Median Active List Price (5)	\$1,695,000
Median Sold Price (8)	\$1,597,000
Median Sold Price/List Price Ratio (6)	96%



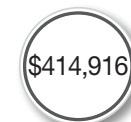
Average Sold Price Per Front Foot



Median Days on Market (Sold)

Non-ICW Lots

Median Active List Price (7)	\$999,000
Median Sold Price (4)	\$1,362,500
Median Sold Price/List Price Ratio (1)	100%



Average Sold Price Per Acre



Median Days on Market (Sold)

*Data pulled from the NEF MLS for the period of January 1st, 2025 - December 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**.



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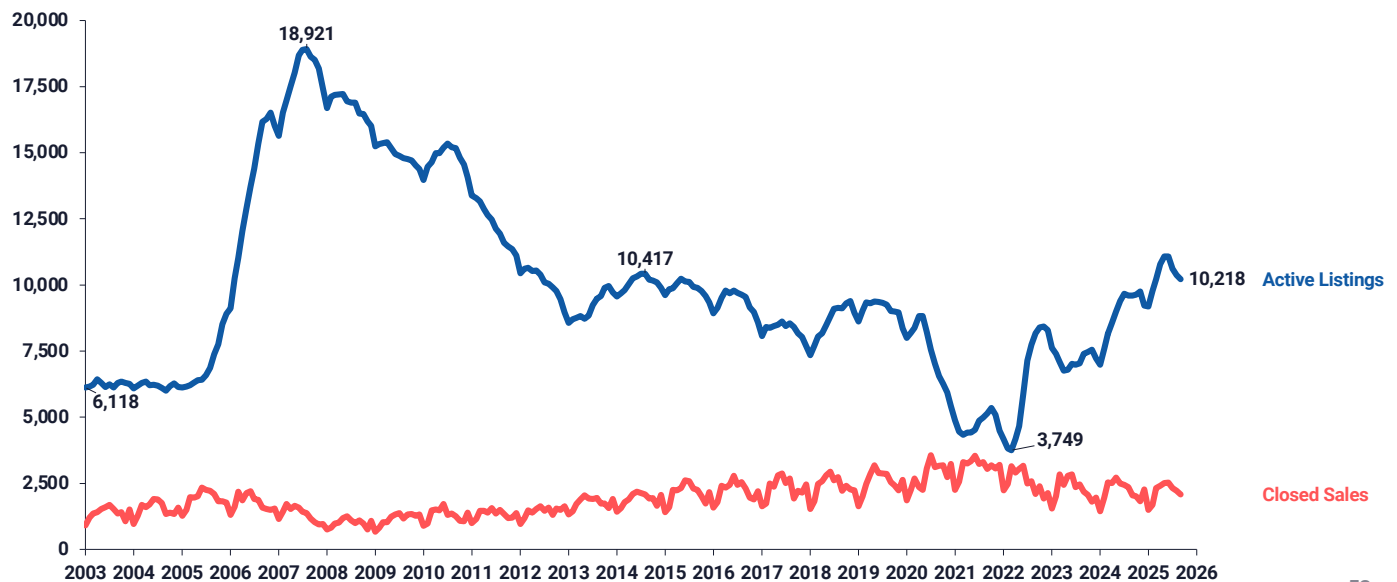
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Jacksonville SUPPLY & DEMAND

New listings (sellers) & closed sales (buyers) in Northeast Florida



Source: NORTHEAST FLORIDA ASSOCIATION OF REALTORS

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The number of closed sales peaked in our area in 2021 when we were in an extreme seller's market. The number of listings was low, and the demand was high. Depending on your location and the home you have, we are now in a balanced market. Buyers have more to choose from, so pricing your home correctly and preparing it for the market are critical for a successful sale.