

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

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



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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: 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



JANUARY 1ST, 2025 - DECEMBER 31ST, 2025

PALM VALLEY

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% |

\$810

Median Sold Price Per SQ. FT.

83

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% |

\$617

Median Sold Price Per SQ. FT.

63

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% |

\$16,094

Average Sold Price Per Front Foot

143

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% |

\$414,916

Average Sold Price Per Acre

412

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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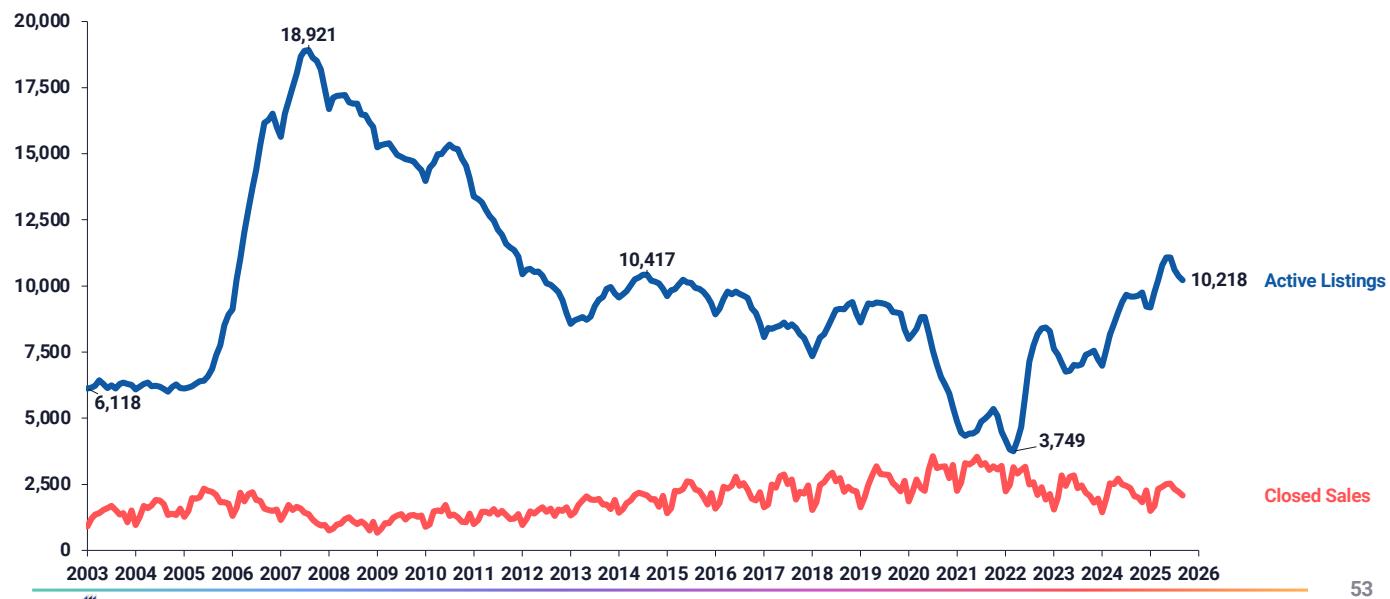
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Jacksonville **SUPPLY & DEMAND**

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

THE MARKET DISTILLERY
INSIGHTS & ANALYSIS. SIMPLIFIED.



53

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.