

OCEANFRONT

November 2025 | Real Estate Market Report

Who you
hire matters!

SOLD
\$5,750,000

Property Video



*Another Listin' with Kristan **SOLD** at 96% of the original list price!*

2483 S. Ponte Vedra Blvd., Ponte Vedra Beach, FL 32082

Consider it sold when you are *Listin' with Kristan!*



KELLERWILLIAMS
Luxury
INTERNATIONAL

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



Contact me for an authentic discussion regarding the market, your property, or owning a boxer!

Listin' with Kristan



HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: **13**
List Price Range: **\$2,250,000 - \$7,975,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: **10**
List Price Range: **\$1,795,000 - \$3,250,000**

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: **5**
List Price Range: **\$1,600,000 - \$1,975,000**

NON-ICW LOTS

Non-ICW Lots Currently Active: **5**
List Price Range: **\$524,995 - \$4,200,000**

Since our last newsletter: two intracoastal properties sold. You can see them in red below. There were 7 price reductions, one property went under contract and two new properties went on the market.

PROPERTIES SOLD NOVEMBER 1ST, 2024 - OCTOBER 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	329 N. Roscoe Boulevard	Single-Family Home	Yes	4	3.5	3,321	\$2,500,000	\$1,900,000	\$572	10/23/25	75
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	461 Shell Ridge Lane	Single-Family Home	Yes	6	5	5,196	\$3,985,000	\$3,985,000	\$767	12/05/24	7
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	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	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	110 S. Wilderness Trail	Single-Family Home	No	5	3.5	3,518	\$1,799,900	\$1,750,000	\$497	12/03/24	233
Sold	127 N. Roscoe Boulevard	112' x 400'	Yes	N/A	N/A	N/A	\$2,100,000	\$2,000,000	\$17,857	12/27/24	0
Sold	409 N. Roscoe Boulevard	75' x 400'	Yes	N/A	N/A	N/A	\$2,000,000	\$1,850,000	\$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	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

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Happy
Thanksgiving



Let our lives be abundant in both gratitude and generosity!

NOVEMBER 1ST, 2024 -
OCTOBER 31ST, 2025

PALM VALLEY



Intracoastal Homes

Median Active List Price (13)

\$3,723,000

Median Sold Price (9)

\$3,800,000

Median Sold Price/List Price Ratio

87%

\$767

Median Sold
Price Per SQ. FT.

27

Median Days
on Market (Sold)

Non-ICW Homes

Median Active List Price (10)

\$2,412,000

Median Sold Price (8)

\$1,820,000

Median Sold Price/List Price Ratio

97%

\$557

Median Sold
Price Per SQ. FT.

15

Median Days
on Market (Sold)

Intracoastal Lots

Median Active List Price (5)

\$1,800,000

Median Sold Price (7)

\$1,800,000

Median Sold Price/List Price Ratio

96%

\$16,628

Average Sold Price
Per Front Foot

82

Median Days
on Market (Sold)

Non-ICW Lots

Median Active List Price (5)

\$875,000

Median Sold Price (5)

\$895,000

Median Sold Price/List Price Ratio

95%

\$490,837

Average Sold Price
Per Acre

276

Median Days
on Market (Sold)

*Data pulled from the NEF MLS for the period of November 1st, 2024 - October 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

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Kristan



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Palm Valley Holiday Boat Parade

Since 1993, the people of Palm Valley have delighted in congregating and hosting an annual lighted boat parade to celebrate the holiday season. Often referred to as the Mardi Gras of lighted boat parades, the Palm Valley Boat Parade is set apart by widespread community involvement and a friendly, laid-back nature.



PARADE ROUTE: Over seven miles starting one mile South of the Palm Valley Bridge,
North to the last home in Marsh Landing

TIME: 6:00 P.M. on Saturday, December 6th

PARTICIPATE IN THE ANNUAL DOCK DECORATING CONTEST:

- Open to all Docks on Palm Valley's ICW
 - Cash, Prizes, and Bragging Rights!
- Limited to Dock Decorations, not Including Home and Tree Decorations
 - Must be Registered to be Judged

For more information and to register for boat parade or decorated dock competition, go to

www.PalmValleyBoatParade.com