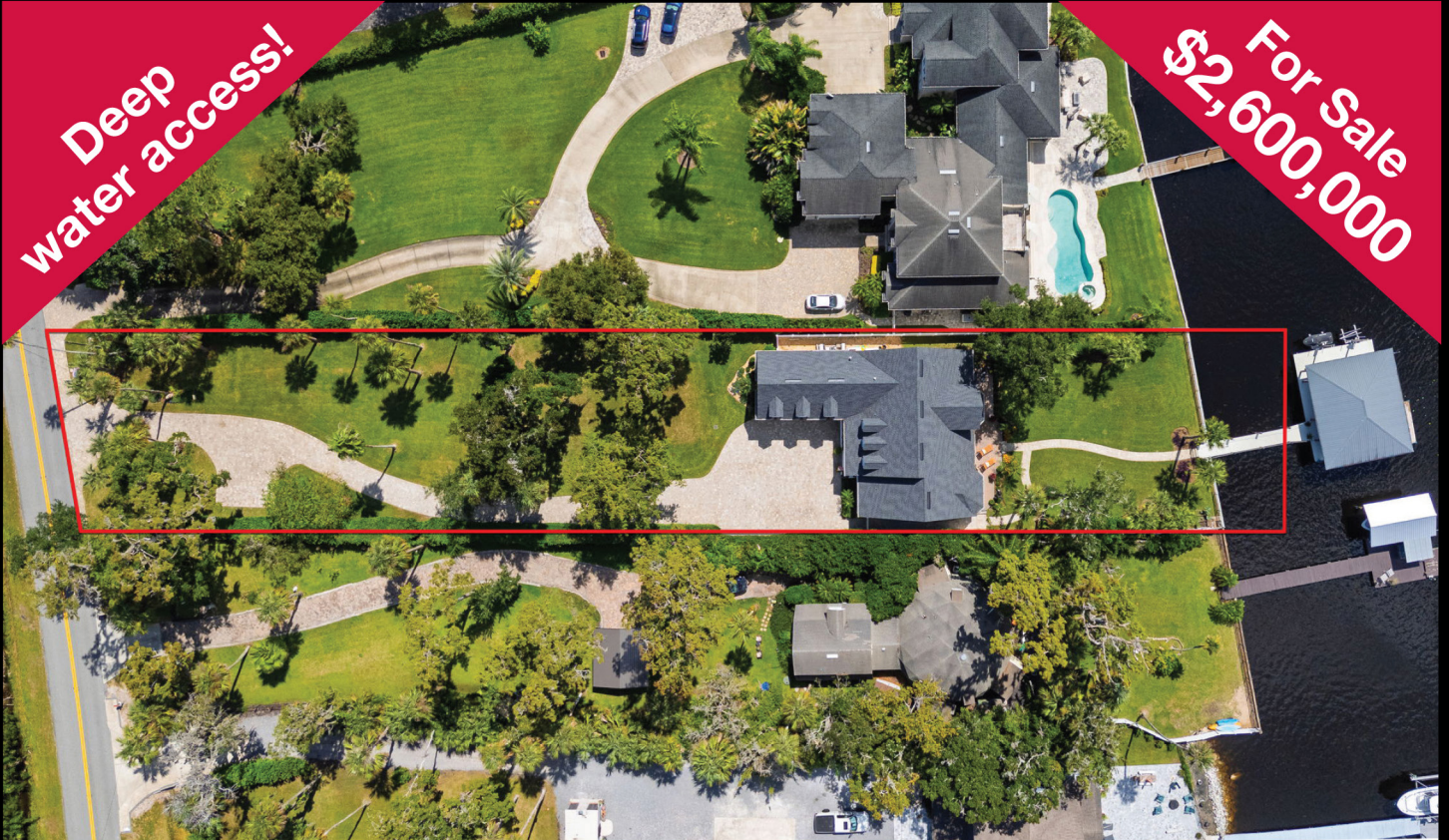


PALM VALLEY

October 2025 | Real Estate Market Report

Deep
water access!

For Sale
\$2,600,000



Property Video



Another...Listin' with Kristan!

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

Welcome to easy Intracoastal living—where your backyard opens to the water and the ocean is just a boat ride away via the St. Augustine or Mayport Inlets. Equipped with a private dock with a 10,000 lb. boat lift, two jet ski lifts, and a floating dock, plus an oversized fenced yard with room for a pool.



KELLERWILLIAMS
Luxury
INTERNATIONAL

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



October is breast cancer awareness month, and I am a breast cancer survivor since 2010. Please consider contributing to our Foundation: The Two Titmice Foundation. Thanks to the generosity of our community, we've been able to make a real impact by covering essential non-medical costs such as rent, utilities, and groceries, so patients can focus on healing—not hardship.

www.TwoTitmiceFoundation.com

Listin' with
Kristan



HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: 15
List Price Range: **\$2,250,000 - \$7,975,000**

NON-ICW HOMES

Non-ICW Homes Currently Active: 8
List Price Range: **\$1,795,000 - \$3,499,000**

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: **\$549,995 - \$4,200,000**

Since our last newsletter: one non-intracoastal home sold. You can see it in red below. There were 8 price reductions, one seller took their property off the market, and 9 new properties went on the market.

PROPERTIES SOLD OCTOBER 1ST, 2024 - SEPTEMBER 30TH, 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	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	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	368 N. Roscoe Boulevard	Single-Family Home	No	5	3	2,810	\$1,545,000	\$1,520,000	\$541	10/31/24	10
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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Ninety percent of every dollar donated goes directly to breast cancer patients. Breast cancer is a long and difficult journey, and financial stress should never be part of that fight. To date, we have helped 82 patients, and with your help, we can reach even more patients.

www.TwoTitmiceFoundation.com



Intracoastal Homes

Median Active List Price (15)	\$3,723,000
Median Sold Price (7)	\$3,900,000
Median Sold Price/List Price Ratio	87%



Median Sold
Price Per SQ. FT.



Median Days
on Market (Sold)

Non-ICW Homes

Median Active List Price (8)	\$2,260,000
Median Sold Price (9)	\$1,820,000
Median Sold Price/List Price Ratio	97%



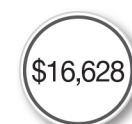
Median Sold
Price Per SQ. FT.



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%



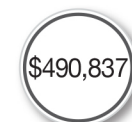
Average Sold Price
Per Front Foot



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%



Average Sold Price
Per Acre



Median Days
on Market (Sold)

*Data pulled from the NEF MLS for the period of October 1st, 2024 - September 30th, 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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For Sale \$2,600,000

Who you hire matters!



Property Video



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

This four bedroom, four and a half bath home offers over 3,700 square feet of thoughtfully designed space. The owner's suite is conveniently downstairs with a newly renovated spa-style bath featuring a walk-in shower, marble countertops, and flooring. Practical details haven't been overlooked: a 2022 roof, freshly painted inside and out, a three-car air-conditioned garage with a separate workshop, and durable Hardiboard and brick exterior. With A-rated schools, nearby shopping and restaurants, and a quiet setting along a 75' x 441' lot, this is coastal living made easy.