

PALM VALLEY

April 2026 | Real Estate Market Report

Another.....
Listin' with Kristan!

For Sale
\$2,450,000



Another...Listin' with Kristan!

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

A navigable waterfront estate with an accompanying guest house and a garage apartment suitable for multigenerational living or a possible VRBO. It is located approximately 17 miles from the St. Augustine Inlet or the Mayport Jetties. It comes equipped with a 16,000-pound boat lift, 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



Since my last newsletter there were 3 closings. Listed below in red. Two of them were mine. 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: \$2,450,000 - \$5,950,000

NON-ICW HOMES

Non-ICW Homes Currently Active: 3
List Price Range: \$1,988,000 - \$2,582,000

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: 8
List Price Range: \$1,680,000 - \$4,200,000

NON-ICW LOTS

Non-ICW Lots Currently Active: 6
List Price Range: \$524,995 - \$3,650,000

Since our last newsletter: two intracoastal lots and one non-intracoastal lot sold. You can see them in red below. There were 6 price reductions and 10 new listings. One home was removed from the market.

PROPERTIES SOLD APRIL 1ST, 2025 - MARCH 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	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	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	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	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	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	110 S. Wilderness Trail	Single-Family Home	No	5	3.5	3,797	\$1,900,000	\$2,195,000	\$500	02/20/26	117
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	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 Lane (52)	100' x 210'	Yes	N/A	N/A	N/A	Foreclosure	\$1,220,000	\$12,200	06/10/25	NL
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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Happy Mother's Day

to all the Moms, Grandmothers, and other mother figures, who have always been a source of love, support, and guidance. Thank you for everything you do!



Intracoastal Homes

Median Active List Price (7)	\$3,590,000
Median Sold Price (13)	\$3,450,415
Median Sold Price/List Price Ratio (13)	88%



Median Sold Price Per SQ. FT.



Median Days on Market (Sold)

Non-ICW Homes

Median Active List Price (3)	\$2,549,000
Median Sold Price (10)	\$2,119,024
Median Sold Price/List Price Ratio (8)	91%



Median Sold Price Per SQ. FT.



Median Days on Market (Sold)

Intracoastal Lots

Median Active List Price (8)	\$1,860,000
Median Sold Price (7)	\$1,667,000
Median Sold Price/List Price Ratio (5)	95%



Average Sold Price Per Front Foot



Median Days on Market (Sold)

Non-ICW Lots

Median Active List Price (6)	\$1,099,998
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 April 1st, 2025 - March 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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Kristan



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For Sale \$2,450,000

Who you hire matters!



Property Video



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The primary residence is a picturesque Victorian home, originally built in 1870, imbued with a rich sense of history. It was relocated in the 1980's to Palm Valley via barge from Mandarin. This 3,588 square foot home has four bedrooms and three-and-a-half bathrooms. A guest house was built in 2021. It is 800 square feet with two bedrooms, one bathroom, a full kitchen, family room and washer/dryer.