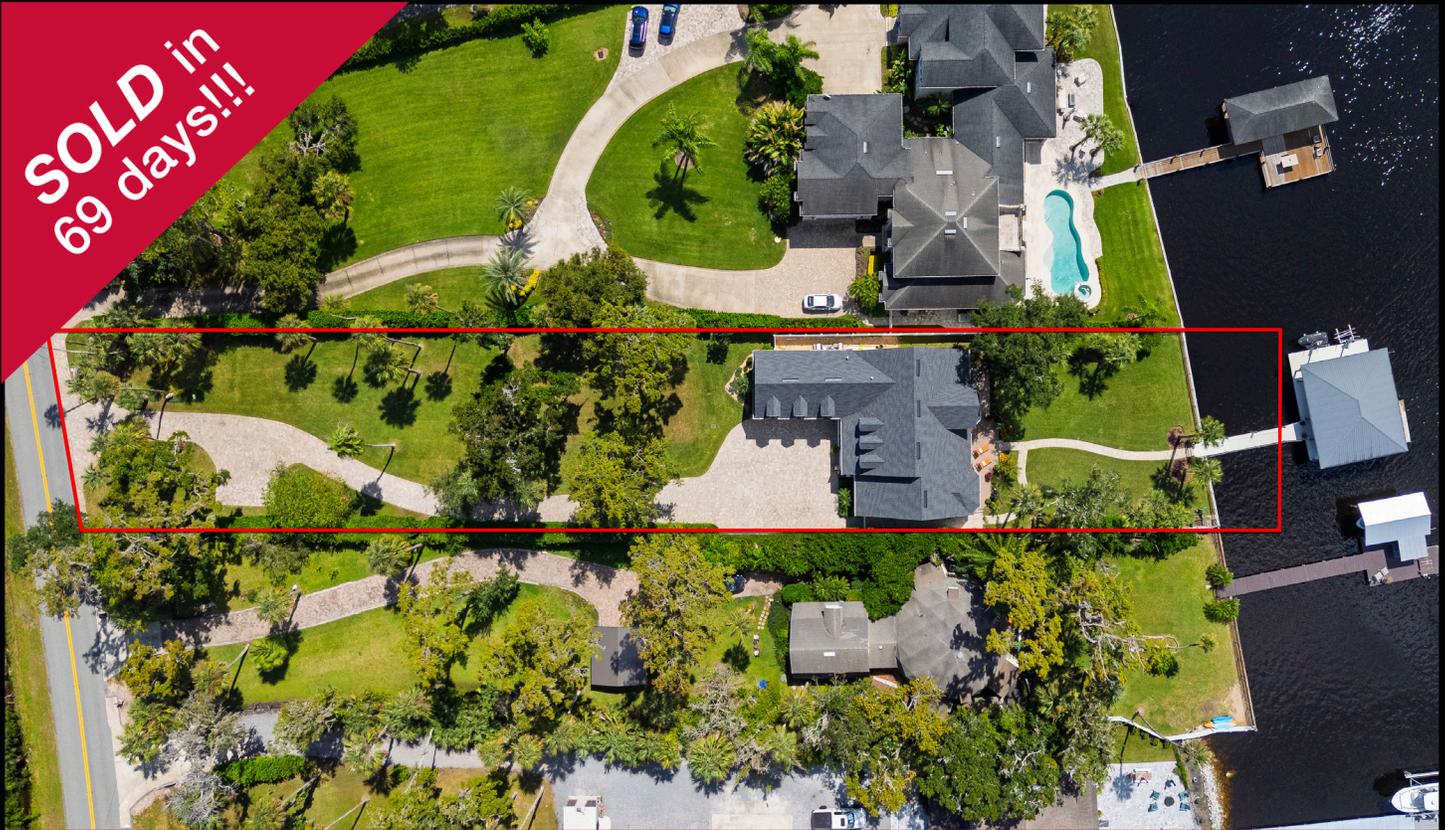


PALM VALLEY

February 2026 | Real Estate Market Report



Another...Listin' with Kristan! SOLD!

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

SOLD for \$677 per square foot and **97%** of the original list price of \$2.6M!

Call me for an authentic discussion about the market and your property. 904.382.5526



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Luxury
INTERNATIONAL

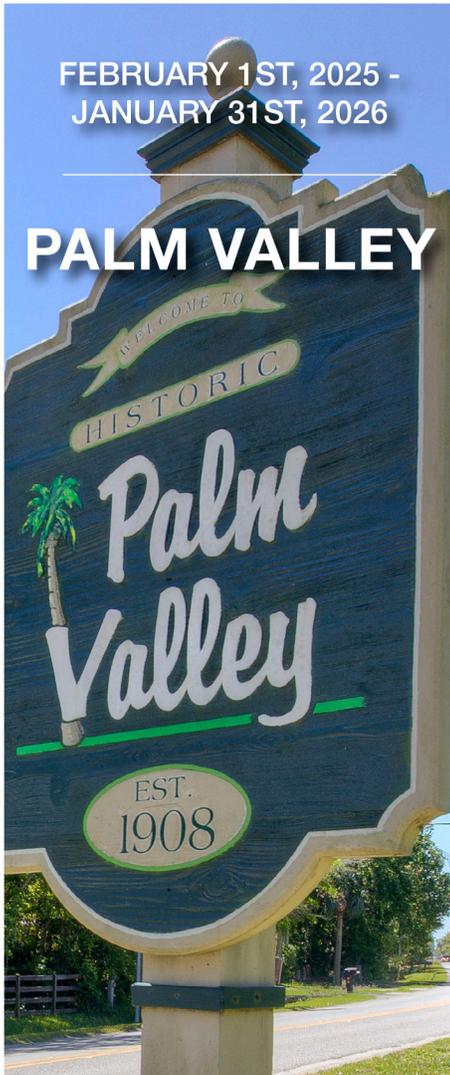
Presented by Kristan Cloud-Malin
Your Palm Valley Real Estate Specialist & Neighbor



We are beyond grateful to Kristan Malin and her team at Listin' With Kristan for the incredible job they did selling our home. From the very beginning, Kristan demonstrated deep market knowledge, a clear strategy, and a calm confidence that immediately put us at ease. With her expert guidance and strong marketing, our home sold in record time, and the entire process was impressively seamless.

Listin' With Kristan 👍 👍 👍

— Charlene and Phillip Mabe, 199 S. Roscoe Blvd., Ponte Vedra Beach, FL 32082



FEBRUARY 1ST, 2025 -
JANUARY 31ST, 2026

PALM VALLEY

Intracoastal Homes

Median Active List Price (5) \$6,250,000

Median Sold Price (14) \$3,275,000

Median Sold Price/List Price Ratio (14) 88%

\$778

Median Sold Price Per SQ. FT.

73

Median Days on Market (Sold)

Non-ICW Homes

Median Active List Price (5) \$1,999,990

Median Sold Price (11) \$2,043,047

Median Sold Price/List Price Ratio (9) 93%

\$568

Median Sold Price Per SQ. FT.

130

Median Days on Market (Sold)

Intracoastal Lots

Median Active List Price (4) \$1,820,000

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 (6) \$917,000

Median Sold Price (6) \$1,750,000

Median Sold Price/List Price Ratio (2) 97%

\$216,370

Average Sold Price Per Acre

236

Median Days on Market (Sold)

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

Jacksonville Business Journal's
2025
 Top Residential Real Estate Agent List
Kristan Cloud-Malin ranked
#25 in Jacksonville with
\$23.65M in sales!



Who you hire matters!
 904-382-5526
 ListingWithKristan.com

Listin' with Kristan

I've had 3 Palm Valley closings since 12/30/2025, and my list to sales price ratio was 94%.

Who you hire matters!

Listin' with Kristan



HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: 5
 List Price Range: \$2,600,000 - \$6,750,000

NON-ICW HOMES

Non-ICW Homes Currently Active: 5
 List Price Range: \$1,795,000 - \$2,582,000

LOTS CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: 4
 List Price Range: \$1,680,000 - \$2,200,000

NON-ICW LOTS

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

Since our last newsletter: four homes on the intracoastal, two non-intracoastal homes, and one non-intracoastal lot sold. You can see them in red below. There was one price reduction, five properties went under contract, and one property was removed from the market.

PROPERTIES SOLD FEBRUARY 1ST, 2025 - JANUARY 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	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	224 Clatterbridge Road	Single-Family Home	Yes	4	3.5	2,749	\$2,995,000	\$1,800,000	\$655	12/23/25	153
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	252 N. Roscoe Boulevard	Single-Family Home	No	3	2	1,838	NL	\$650,000	\$354	02/06/26	NL
Sold	28-32 S. Roscoe Boulevard	Single-Family Home	No	4	3	1,820	\$3,499,000	\$2,500,000	\$1,374	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	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 Lane (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	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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Get ready for the **SPRING MARKET!**

4 Tips to Maximize Your Sale

PLAN EARLY

Begin preparing your home **6-8 weeks before listing** to reduce stress and attract motivated spring buyers.

DECLUTTER, CLEAN & MAKE SMART UPDATES

Clean, neutral, and uncluttered spaces allow buyers to easily imagine themselves living in the home. **Focus on minor repairs and improvements** rather than major renovations to maximize impact and value.

WORK WITH A HYPER-LOCAL NEIGHBORHOOD SPECIALIST, KRISTAN MALIN

Let's discuss and launch a smart marketing plan based on **buyer behavior, local selling trends, and aligned negotiation** to protect your bottom line.

BOOST CURB APPEAL

A **well-maintained exterior** creates a powerful first impression and encourages more showings.

Did you know...

65% of potential buyers decide to purchase based on curb appeal!

Ready to get started? The spring market rewards preparation and expertise. **Partner with Kristan Malin** who understands your market and negotiates in your best interest. Call today.