

OCEANFRONT

June 2025 | Real Estate Market Report

For Sale
\$5,995,000

Property Video



Another...Listin' with Kristan!

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

This stunning builder's residence, completed in 2022, offers the rare combination of luxury, privacy, and peace of mind. Set at an impressive 17-foot elevation in Flood Zone X—no flood insurance required—this oceanfront home spans **100 feet of pristine coastline**. Located just **9 minutes south of Mickler's Beach** and **13 minutes from the boutiques and dining of Sawgrass Village**, the property delivers both seclusion and convenience. The nearest public beach access is two miles away in either direction, ensuring **uncrowded shoreline and unparalleled tranquility**. Whether you're seeking quiet morning walks along the sand or a serene retreat from everyday life, this exclusive home presents **the ultimate private beachfront lifestyle** in coveted Ponte Vedra Beach.

Prepared Especially for **Leonardo and Angelica Washington**



KELLERWILLIAMS
Luxury
INTERNATIONAL

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



Who you hire matters!

Contact me for an authentic discussion regarding the market and your property. Time to ramp up for the Kingfish Tournaments!

Listin' with Kristan



HOMES CURRENTLY LISTED
IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: 11
List Price Range: \$2,500,000 - \$10,500,000

NON-ICW HOMES

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

LOTS CURRENTLY LISTED
IN PALM VALLEY

INTRACOASTAL LOTS

Intracoastal Lots Currently Active: 3
List Price Range: \$1,500,000 - \$1,987,000

NON-ICW LOTS

Non-ICW Lots Currently Active: 3
List Price Range: \$650,000 - \$4,700,000

Since our last newsletter: one non-intracoastal home sold and you can see it in red below. There are two new intracoastal homes on the market. Two intracoastal properties went under contract. There were eight price reductions since last month.

PROPERTIES SOLD JUNE 1ST, 2024 - MAY 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	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	301 S. Roscoe Boulevard	Single-Family Home	Yes	4	5.5	5,760	\$7,750,000	\$7,100,000	\$1,233	09/17/24	100
Sold	31 Cat Road	Single-Family Home	Yes	4	3.5	3,296	\$3,700,000	\$2,450,000	\$280	08/30/24	87
Sold	173 N. Roscoe Boulevard	Single-Family Home	Yes	4	3.5	2,806	\$2,550,000	\$2,400,000	\$855	08/28/24	142
Sold	191 N. Roscoe Boulevard	Single-Family Home	Yes	5	5.5	5,057	\$6,695,000	\$4,000,000	\$791	07/05/24	403
Sold	331 S. Roscoe Boulevard	Single-Family Home	Yes	7	6.5	6,982	\$5,500,000	\$3,300,000	\$473	07/02/24	531
Sold	49 S. Roscoe Boulevard	Single-Family Home	Yes	5	5.5	5,741	\$6,995,000	\$7,535,993	\$1,313	06/20/24	174
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	368 N. Roscoe Boulevard	Single-Family Home	No	5	3	2,810	\$1,545,000	\$1,520,000	\$541	10/31/24	10
Sold	414 N. Roscoe Boulevard	Single-Family Home	No	3	3.5	2,692	\$1,550,000	\$1,450,000	\$539	09/19/24	6
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	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	276 Canal Boulevard	Single-Family Home	No	3	2	1,965	\$735,000	\$750,000	\$374	09/23/24	3
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	\$1,750,000	\$1,799,900	\$497	12/03/24	233
Sold	230 S. Wilderness Trail	Single-Family Home	No	2	2	1,152	\$1,179,500	\$900,000	\$781	07/25/24	135
Sold	291 S. Wilderness Trail	Single-Family Home	No	1	1.5	736	\$1,300,000	\$1,347,000	\$1,830	06/24/24	5
Sold	127 N. Roscoe Boulevard	112' x 400'	Yes	N/A	N/A	N/A	\$2,000,000	\$2,100,000	\$17,857	12/27/24	0
Sold	409 N. Roscoe Boulevard	75' x 400'	Yes	N/A	N/A	N/A	\$1,850,000	\$2,000,000	\$24,667	12/06/24	12
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	79
Sold	501 Shell Ridge Lane (63)	100' x 219'	Yes	N/A	N/A	N/A	\$1,200,000	\$1,200,000	\$12,000	09/10/24	132
Sold	391 Shell Ridge Lane (57)	100' x 232'	Yes	N/A	N/A	N/A	\$1,500,000	\$1,500,000	\$15,000	08/22/24	828
Sold	530 Autumn Tide Trail (35)	125' x 282'	Yes	N/A	N/A	N/A	\$1,900,000	\$1,900,000	\$15,200	08/05/24	146
Sold	481 Shell Ridge Lane (62)	100' x 212'	Yes	N/A	N/A	N/A	\$1,200,000	\$1,200,000	\$12,000	07/10/24	103
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	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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Who you hire matters!

Kristan has sold multiple homes for my wife and I and my mother's home. She is the consummate professional. Kristan brought the right buyers and sold the home, and we were pleased as usual. If you are selling at the beaches, there is no one better than Kristan. It should say selling with Kristan, not Listin' with Kristan, because anyone can list a home, but it takes talent to sell one.

— Jeff and Beverly Chadwick
210 S. Roscoe Blvd.



JUNE 1ST, 2024 -
MAY 31ST, 2025

PALM VALLEY

Intracoastal Homes

Median Active List Price (11)	\$4,495,000
Median Sold Price (11)	\$3,300,000
Median Sold Price/List Price Ratio	92%



Median Sold
Price Per SQ. FT.



Median Days
on Market (Sold)

Non-ICW Homes

Median Active List Price (10)	\$2,156,500
Median Sold Price (11)	\$1,600,000
Median Sold Price/List Price Ratio	97%



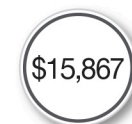
Median Sold
Price Per SQ. FT.



Median Days
on Market (Sold)

Intracoastal Lots

Median Active List Price (3)	\$1,695,000
Median Sold Price (9)	\$1,600,000
Median Sold Price/List Price Ratio	100%



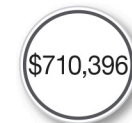
Average Sold Price
Per Front Foot



Median Days
on Market (Sold)

Non-ICW Lots

Median Active List Price (3)	\$1,195,000
Median Sold Price (2)	\$717,500
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 June 1st, 2024 - May 31st, 2025.

LEONARDO AND ANGELICA,

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

If your wish list includes a **rare, high-elevation oceanfront home** with **breathtaking sunrise views over a secluded beach**, **glowing sunsets over the Guana River**, **modern contemporary architecture**, and only the **finest hand-selected finishes**—look no further. Crafted by the builder as their personal forever home, no detail was overlooked and no expense spared. The features and craftsmanship are too extensive to list—this is a property that must be experienced to be truly appreciated. **A residence of this caliber is a rare opportunity.** Schedule your private showing today before this extraordinary home becomes someone else's dream come true.