

PALM VALLEY

December 2025 | Real Estate Market Report



Property Video



Another...Listin' with Kristan!

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

We had 15 showings and were under contract in 10 days!

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

Prepared Especially for **Leonardo and Angelica Washington**



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



Call me if you are looking for an ICW lot that isn't on the market or to have an authentic discussion about your property or the market.

Listin' with Kristan



HOMES CURRENTLY LISTED IN PALM VALLEY

INTRACOASTAL HOMES

Intracoastal Homes Currently Active: 12
List Price Range: \$2,250,000 - \$6,750,000

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: 2
List Price Range: \$1,695,000 - \$1,900,000

NON-ICW LOTS

Non-ICW Lots Currently Active: 7
List Price Range: \$524,995 - \$4,265,000

Since our last newsletter: two lots on the intracoastal and one non-intracoastal home sold. You can see them in red below. There were seven price reductions, two sellers took their homes off the market, seven properties went under contract and three new properties went on the market.

PROPERTIES SOLD DECEMBER 1ST, 2024 - NOVEMBER 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	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	150 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	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	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 (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	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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Merry Christmas

May your holidays be filled with happiness, love, and peace!

Kristan Malin



DECEMBER 1ST, 2024 -
NOVEMBER 30TH, 2025

Intracoastal Homes

Median Active List Price (12)	\$3,759,000
Median Sold Price (9)	\$3,800,000
Median Sold Price/List Price Ratio (9)	87%

\$767

Median Sold
Price Per SQ. FT.

27

Median Days
on Market (Sold)

Non-ICW Homes

Median Active List Price (10)	\$2,362,500
Median Sold Price (9)	\$1,820,000
Median Sold Price/List Price Ratio (8)	97%

\$587

Median Sold
Price Per SQ. FT.

39

Median Days
on Market (Sold)

Intracoastal Lots

Median Active List Price (2)	\$1,797,500
Median Sold Price (9)	\$1,700,000
Median Sold Price/List Price Ratio (7)	95%

\$16,287

Average Sold Price
Per Front Foot

97

Median Days
on Market (Sold)

Non-ICW Lots

Median Active List Price (7)	\$999,000
Median Sold Price (5)	\$1,200,000
Median Sold Price/List Price Ratio (2)	100%

\$427,586

Average Sold Price
Per Acre

317

Median Days
on Market (Sold)

*Data pulled from the NEF MLS for the period of December 1st, 2024 - November 30th, 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**.



Kristan Cloud-Malin, PA

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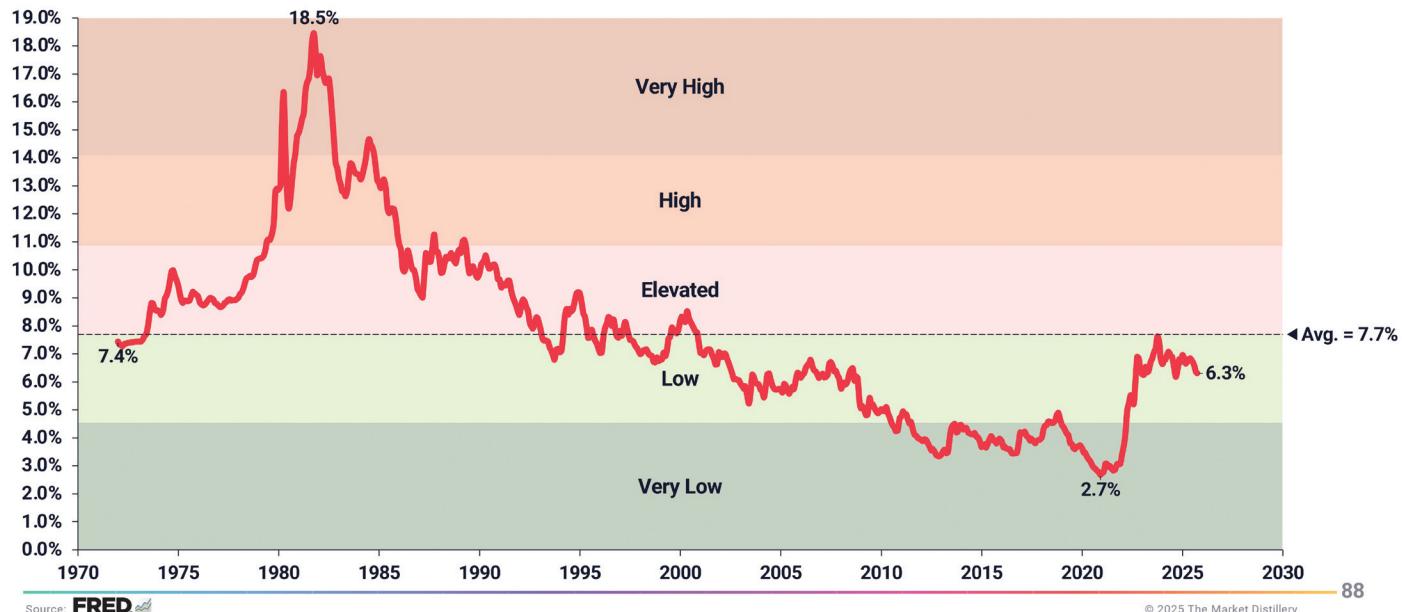


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Perspective on MORTGAGE RATES

Average 30-year mortgage rate over time

THE MARKET DISTILLERY
INSIGHTS & ANALYSIS. SIMPLIFIED.



The average mortgage rate was in the **very low** range of mortgage rates from 2011 - 2021. For ten years rates were unrealistically low. Even now with rates hovering around 6.3%, we are still in the **low** range of mortgage rates. Buyers that bought a home prior to 2000 remember much higher mortgage rates. Buyers that entered the market in 2011 or later tend to be less willing to accept today's mortgage rates.