

# Elliman Report

## Q2-2022 St. Petersburg, FL Sales

### Single Family Dashboard

YEAR-OVER-YEAR

**+ 23.7%**  
Prices Median Sales Price

**- 14.1%**  
Sales Closed Sales

**+ 35.9%**  
Inventory Total Inventory

**- 8 days**  
Marketing Time  
Days on Market

### Condo Dashboard

YEAR-OVER-YEAR

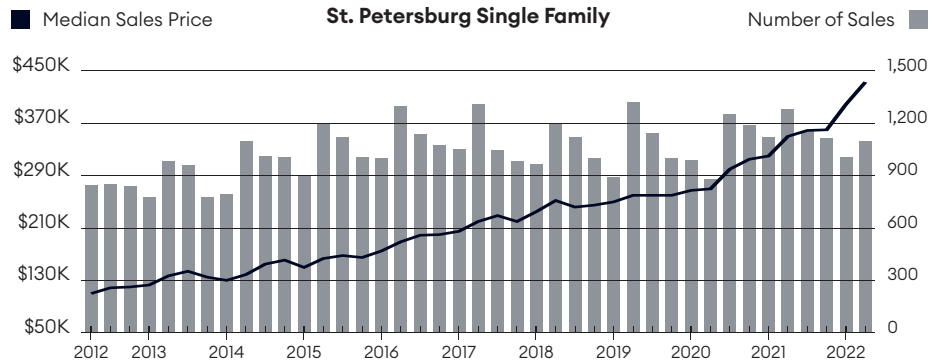
**+ 34.5%**  
Prices Median Sales Price

**- 32.4%**  
Sales Closed Sales

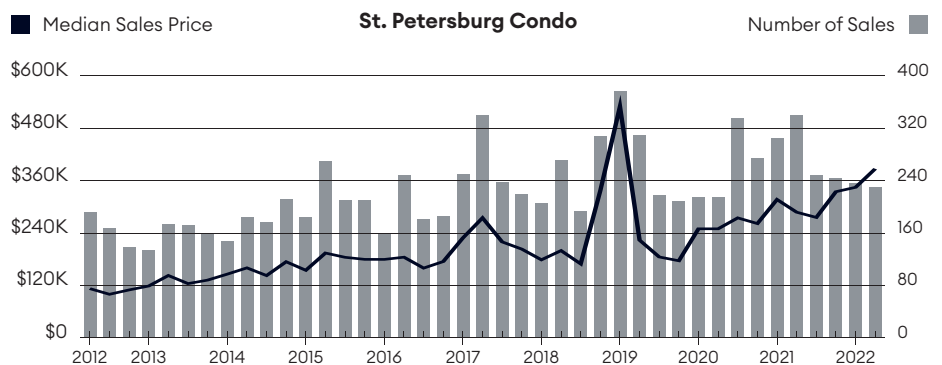
**+ 91.2%**  
Inventory Total Inventory

**- 22 days**  
Marketing Time  
Days on Market

- Single family price trend indicators set new records collectively for the past eight quarters
- Condo price trend indicators increased annually for the past nine quarters



St. Petersburg Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$580,005	7.5%	\$539,448	22.0%	\$475,541
Average Price Per Sq Ft	\$374	8.1%	\$346	25.1%	\$299
Median Sales Price	\$432,900	8.5%	\$399,000	23.7%	\$350,000
Number of Sales (Closed)	1,098	8.9%	1,008	-14.1%	1,278
Days on Market (From Last List Date)	10	-41.2%	17	-44.4%	18
Listing Discount (From Last List Price)	-1.6%		-1.0%		-0.1%
Listing Inventory	390	136.4%	165	35.9%	287
Months of Supply	1.1	120.0%	0.5	57.1%	0.7
Average Square Feet	1,551	-0.4%	1,557	-2.4%	1,589



St. Petersburg Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$526,614	6.3%	\$495,486	3.6%	\$508,139
Average Price Per Sq Ft	\$470	8.3%	\$434	13.3%	\$415
Median Sales Price	\$387,500	12.3%	\$345,000	34.5%	\$288,000
Number of Sales (Closed)	230	-2.5%	236	-32.4%	340
Days on Market (From Last List Date)	12	-36.8%	19	-64.7%	34
Listing Discount (From Last List Price)	0.9%		0.5%		2.3%
Listing Inventory	218	131.9%	94	91.2%	114
Months of Supply	2.8	133.3%	1.2	180.0%	1.0
Average Square Feet	1,120	-1.9%	1,142	-8.4%	1,223

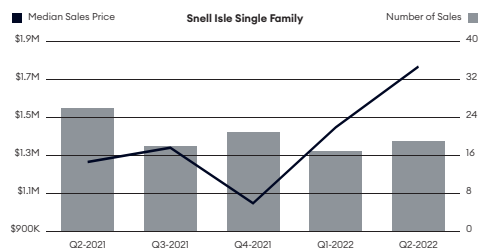


Single family median sales price surged 23.7% annually to \$432,900, a new record for the thirteenth consecutive quarter, and was 66.5% above pre-pandemic levels. Single family sales fell by 14.1% from the prior-year quarter to 1,098 as listing inventory surged 35.9% to 390, 45.9%

below pre-pandemic levels. With the decline in sales and increase in listing inventory, months of supply, the number of months to sell all single family listing inventory at the current sales rate, was 1.1 months, a brisk market pace and 31.3% faster than the pre-pandemic rate. Condo's

median sales price surged 34.5% annually to \$387,500 and 73% above pre-pandemic levels. Condo sales fell by 32.4% from the prior-year quarter to 230 as condo listing inventory nearly doubled to 218 but was 41.4% below pre-pandemic levels.

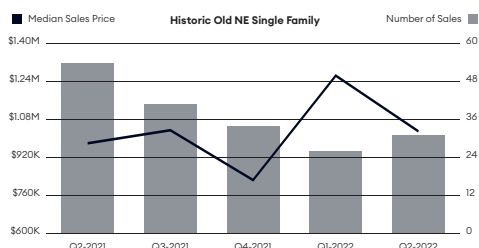
## Snell Isle Single Family



Note: Comprised of single family data within zip code 33704 on Snell Isle

Snell Isle Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$2,290,000	38.2%	\$1,656,574	32.6%	\$1,727,551
Average Price per Sq Ft	\$730	25.9%	\$580	33.5%	\$547
Median Sales Price	\$1,770,000	22.1%	\$1,450,000	39.6%	\$1,267,500
Number of Sales (Closed)	19	11.8%	17	-26.9%	26
Days on Market (From Last List Date)	8	-66.7%	24	-80.0%	40
Listing Discount (From Last List Price)	0.7%		2.4%		2.9%
Listing Inventory	20	100.0%	10	100.0%	10
Months of Supply	3.2	77.8%	1.8	166.7%	1.2
Average Square Feet	3,138	9.8%	2,857	-0.6%	3,158

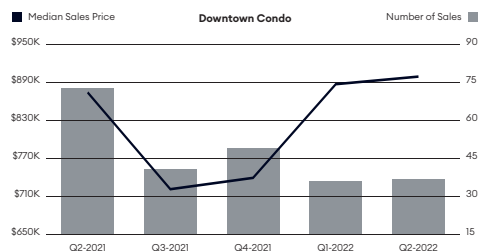
## Historic Old NE Single Family



Comprised of single family data within zip code 33704, east of 4th St N, north of 5th Ave N and south of 30th Ave N.

Historic Old NE Single Family Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,303,171	-14.4%	\$1,522,869	18.2%	\$1,102,243
Average Price per Sq Ft	\$527	-11.7%	\$597	19.8%	\$440
Median Sales Price	\$1,030,122	-18.6%	\$1,265,000	5.1%	\$980,000
Number of Sales (Closed)	31	19.2%	26	-42.6%	54
Days on Market (From Last List Date)	13	-55.2%	29	-48.0%	25
Listing Discount (From Last List Price)	-1.7%		1.3%		0.5%
Listing Inventory	19	216.7%	6	11.8%	17
Months of Supply	1.8	157.1%	0.7	100.0%	0.9
Average Square Feet	2,471	-3.2%	2,553	-1.4%	2,507

## Downtown Condo



Comprised of condo data in zip code 33701.

Downtown Condo Matrix	Q2-2022	%Δ (QTR)	Q1-2022	%Δ (YR)	Q2-2021
Average Sales Price	\$1,350,808	-0.7%	\$1,360,786	5.2%	\$1,284,458
Average Price per Sq Ft	\$846	6.3%	\$796	18.3%	\$715
Median Sales Price	\$900,000	1.4%	\$888,000	2.9%	\$875,000
Number of Sales (Closed)	37	2.8%	36	-49.3%	73
Days on Market (From Last List Date)	9	-50.0%	18	-80.4%	46
Listing Discount (From Last List Price)	1.7%		0.6%		3.7%
Listing Inventory	74	155.2%	29	68.2%	44
Months of Supply	6.0	150.0%	2.4	233.3%	1.8
Average Square Feet	2,948	-3.3%	3,050	-6.3%	3,147

## By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	40.4%	35.7%
Single Family Mortgage	59.6%	64.3%
Condo Cash	59.1%	55.9%
Condo Mortgage	40.9%	44.1%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	62.7%	73.0%
Single Family \$500K - \$1M	28.2%	20.0%
Single Family Over \$1M	9.1%	7.0%
Condo Under \$500K	66.5%	72.9%
Condo \$500K-\$1M	24.8%	17.1%
Condo Over \$1M	8.7%	10.0%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	53.8%	42.8%
Single Family At	16.4%	18.8%
Single Family Under	29.9%	38.4%
Condo Over	40.0%	27.6%
Condo At	25.7%	21.5%
Condo Under	34.3%	50.9%

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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