

Elliman Report

Q2-2024 St. Petersburg, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

+ 4.6%
Prices Median Sales Price

+ 0.4%
Sales Closed Sales

+ 106.1%
Inventory Total Inventory

+ 7 days
Marketing Time Days on Market

Condo Dashboard

YEAR-OVER-YEAR

- 18.8%
Prices Median Sales Price

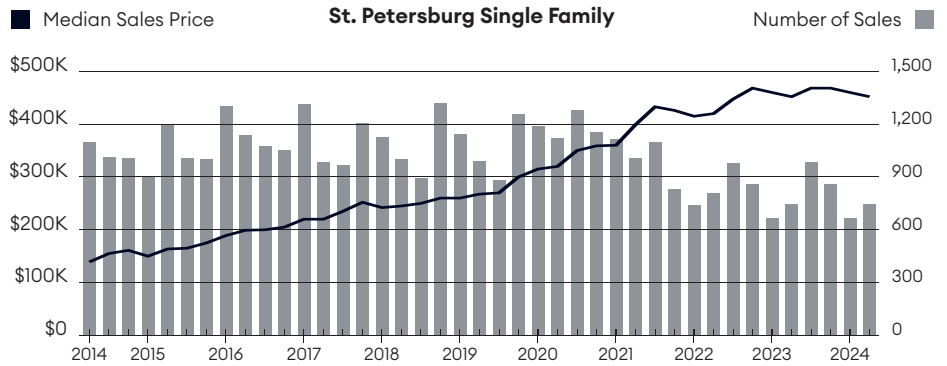
- 13.8%
Sales Closed Sales

+ 64.6%
Inventory Total Inventory

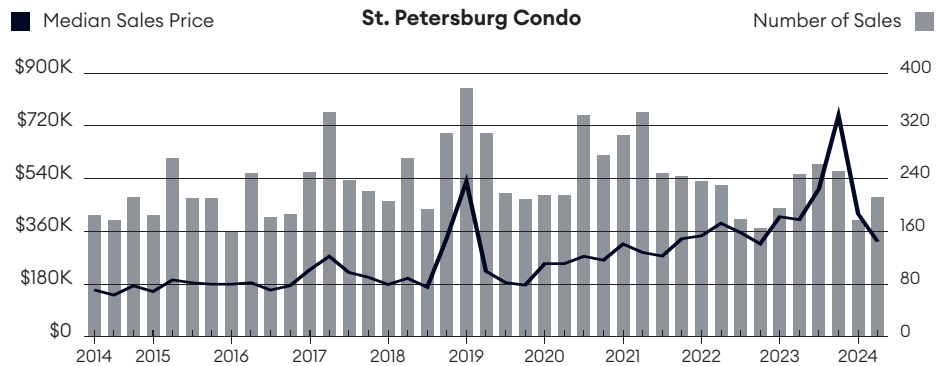
+ 29 days
Marketing Time Days on Market

- Single family price trend indicators were at their second-highest levels on record

- Condo price trend indicators showed mixed year over year results as sales declined



St. Petersburg Single Family Matrix	Q2-2024	%Δ (QTR)	Q1-2024	%Δ (YR)	Q2-2023
Average Sales Price	\$656,680	0.5%	\$653,575	0.9%	\$651,032
Average Price Per Sq Ft	\$419	0.7%	\$416	-0.2%	\$420
Median Sales Price	\$468,250	3.6%	\$452,000	4.6%	\$447,450
Number of Sales (Closed)	982	31.8%	745	0.4%	978
Days on Market (From Last List Date)	41	-8.9%	45	20.6%	34
Listing Discount (From Last List Price)	3.3%		3.8%		2.2%
Listing Inventory	816	16.6%	700	106.1%	396
Months of Supply	2.5	-10.7%	2.8	108.3%	1.2
Average Square Feet	1,569	-0.1%	1,570	1.3%	1,549



St. Petersburg Condo Matrix	Q2-2024	%Δ (QTR)	Q1-2024	%Δ (YR)	Q2-2023
Average Sales Price	\$578,165	-6.2%	\$616,599	0.1%	\$577,778
Average Price Per Sq Ft	\$487	-1.2%	\$493	-3.6%	\$505
Median Sales Price	\$325,000	-22.6%	\$420,000	-18.8%	\$400,000
Number of Sales (Closed)	212	19.8%	177	-13.8%	246
Days on Market (From Last List Date)	73	5.8%	69	65.9%	44
Listing Discount (From Last List Price)	6.0%		4.3%		4.4%
Listing Inventory	614	-2.4%	629	64.6%	373
Months of Supply	8.7	-18.7%	10.7	93.3%	4.5
Average Square Feet	1,187	-5.1%	1,251	3.7%	1,145

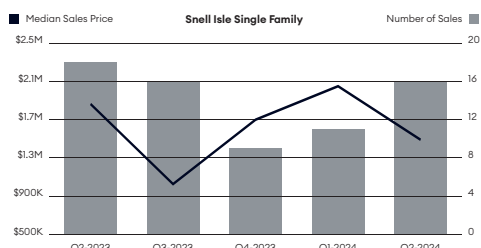


Single family sales edge nominally upward by 0.4% to 982 for the first time in three quarters as their listing inventory more than doubled to 816. With listing inventory growing faster than sales, the pace of the market slowed but remained at a brisk pace. Months of supply, the time it would

take to sell all listing inventory at the current sales rate, was 2.5 months, more than twice as slow as the same period last year. Single family cash buyers accounted for 34.2% of all buyers, down nominally from 35.6% last year. Condo sales declined by 13.8% year over year to 212,

below the 268 second-quarter average for the decade. Listing inventory jumped to 614 over the same period, slowing the market pace to 8.7 months. Condo median sales price fell by 18.8% to \$325,000 year over year.

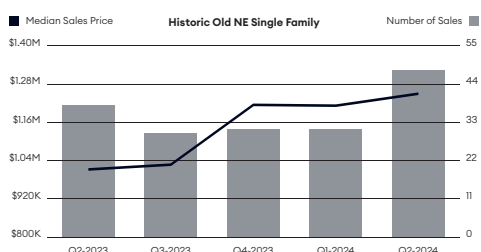
Snell Isle Single Family



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

Snell Isle Single Family Matrix	Q2-2024	%Δ (QTR)	Q1-2024	%Δ (YR)	Q2-2023
Average Sales Price	\$2,101,250	0.5%	\$2,091,818	-30.3%	\$3,012,667
Average Price per Sq Ft	\$783	9.2%	\$717	-18.1%	\$956
Median Sales Price	\$1,490,000	-27.3%	\$2,050,000	-20.1%	\$1,864,000
Number of Sales (Closed)	16	45.5%	11	-11.1%	18
Days on Market (From Last List Date)	65	-48.0%	125	51.2%	43
Listing Discount (From Last List Price)	4.7%		9.2%		4.6%
Listing Inventory	37	-2.6%	38	54.2%	24
Months of Supply	6.9	-33.7%	10.4	72.5%	4.0
Average Square Feet	2,683	-8.1%	2,918	-14.8%	3,150

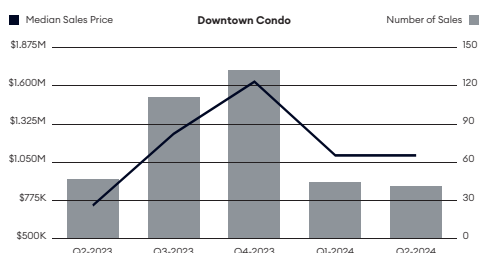
Historic Old NE Single Family



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	Q2-2024	%Δ (QTR)	Q1-2024	%Δ (YR)	Q2-2023
Average Sales Price	\$1,365,775	-7.2%	\$1,471,006	1.3%	\$1,348,537
Average Price per Sq Ft	\$604	-16.6%	\$724	-5.9%	\$642
Median Sales Price	\$1,250,000	3.1%	\$1,212,500	23.5%	\$1,012,500
Number of Sales (Closed)	48	54.8%	31	26.3%	38
Days on Market (From Last List Date)	46	12.2%	41	142.1%	19
Listing Discount (From Last List Price)	4.2%		3.9%		1.8%
Listing Inventory	36	20.0%	30	100.0%	18
Months of Supply	2.3	-20.7%	2.9	64.3%	1.4
Average Square Feet	2,261	11.2%	2,033	7.6%	2,101

Downtown Condo



Comprised of condo data in zip code 33701.

Downtown Condo Matrix	Q2-2024	%Δ (QTR)	Q1-2024	%Δ (YR)	Q2-2023
Average Sales Price	\$1,450,560	19.9%	\$1,209,307	22.1%	\$1,188,391
Average Price per Sq Ft	\$833	19.3%	\$698	5.8%	\$787
Median Sales Price	\$1,100,000	0.0%	\$1,100,000	48.6%	\$740,000
Number of Sales (Closed)	41	-6.8%	44	-12.8%	47
Days on Market (From Last List Date)	76	-20.0%	95	123.5%	34
Listing Discount (From Last List Price)	6.6%		5.4%		5.8%
Listing Inventory	105	-24.5%	139	18.0%	89
Months of Supply	7.7	-18.9%	9.5	35.1%	5.7
Average Square Feet	3,084	5.0%	2,938	-1.2%	3,120

By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	34.2%	35.6%
Single Family Mortgage	65.8%	64.4%
Condo Cash	57.1%	54.9%
Condo Mortgage	42.9%	45.1%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	55.7%	59.5%
Single Family \$500K - \$1M	30.4%	28.9%
Single Family Over \$1M	13.8%	11.6%
Condo Under \$500K	71.2%	65.4%
Condo \$500K-\$1M	15.6%	24.4%
Condo Over \$1M	13.2%	10.2%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	16.3%	24.0%
Single Family At	20.6%	16.0%
Single Family Under	63.2%	60.2%
Condo Over	5.2%	9.8%
Condo At	13.2%	16.3%
Condo Under	81.6%	74.0%

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Methodology: millersamuel.com/research-reports/methodology

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