

Elliman Report

Q3-2024 St. Petersburg, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

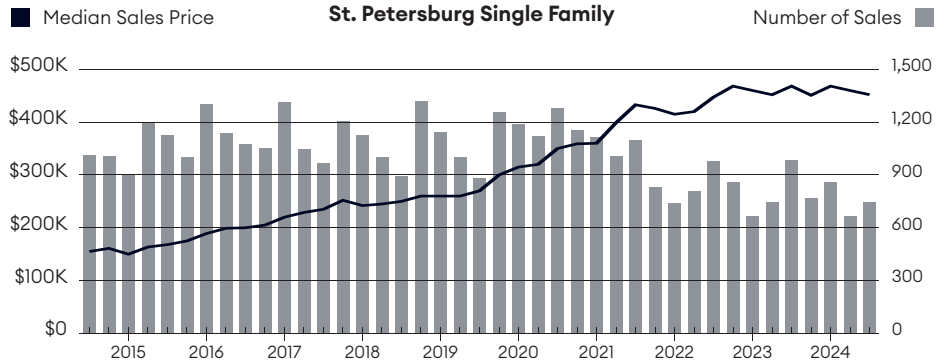
- **3.7%**
Prices Median Sales Price
- **10.5%**
Sales Closed Sales
- + **103.1%**
Inventory Total Inventory
- + **14 days**
Marketing Time Days on Market

Condo Dashboard

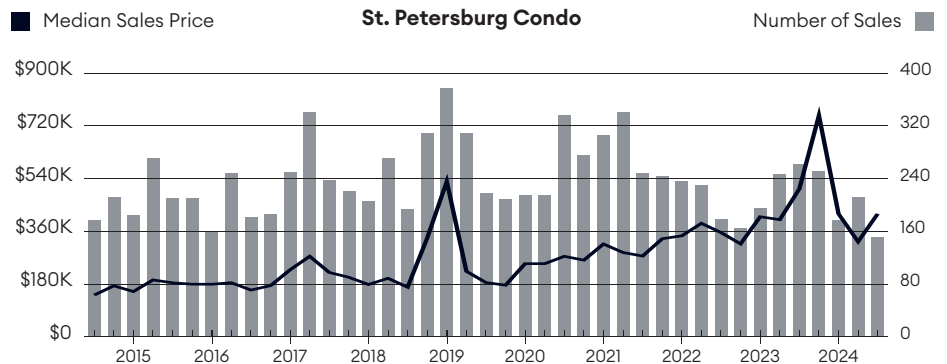
YEAR-OVER-YEAR

- **16.8%**
Prices Median Sales Price
- **42.1%**
Sales Closed Sales
- + **48.0%**
Inventory Total Inventory
- + **34 days**
Marketing Time Days on Market

- Single family price trend indicators showed mixed annual results as sales declined
- Condo price trend indicators and sales declined annually



St. Petersburg Single Family Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$636,116	-3.1%	\$656,680	5.4%	\$603,401
Average Price Per Sq Ft	\$392	-6.4%	\$419	2.1%	\$384
Median Sales Price	\$451,000	-3.7%	\$468,250	-3.7%	\$468,250
Number of Sales (Closed)	768	-21.8%	982	-10.5%	858
Days on Market (From Last List Date)	44	7.3%	41	46.7%	30
Listing Discount (From Last List Price)	3.9%		3.3%		2.6%
Listing Inventory	920	12.7%	816	103.1%	453
Months of Supply	3.6	44.0%	2.5	125.0%	1.6
Average Square Feet	1,621	3.3%	1,569	3.2%	1,570



St. Petersburg Condo Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$627,553	8.5%	\$578,165	-22.7%	\$812,091
Average Price Per Sq Ft	\$494	1.4%	\$487	-8.9%	\$542
Median Sales Price	\$420,000	29.2%	\$325,000	-16.8%	\$505,000
Number of Sales (Closed)	151	-28.8%	212	-42.1%	261
Days on Market (From Last List Date)	73	0.0%	73	87.2%	39
Listing Discount (From Last List Price)	3.3%		6.0%		2.2%
Listing Inventory	583	-5.0%	614	48.0%	394
Months of Supply	11.6	33.3%	8.7	157.8%	4.5
Average Square Feet	1,271	7.1%	1,187	-15.2%	1,498

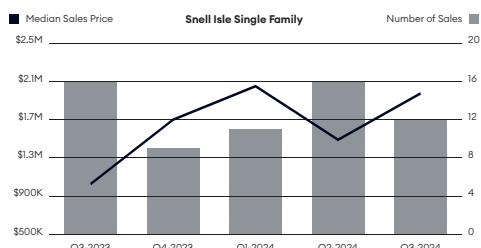


Single family price trend indicators showed mixed results as sales declined and listing inventory expanded. The median sales price of single families fell by 3.7% to \$451,000. Single family sales decreased by 10.5% annually to 768. The listing inventory more than doubled year over year to 920. With listing inventory

growing faster than sales, the pace of the single family market slowed, yet remained brisk. As a result, months of supply, the time it would take to sell all listing inventory at the current sales rate, was 3.6 months, slower than 1.6 months in the same period last year. The Snell Isle single family market, representing less

than 2% of all single family sales in the market, saw price trend indicators increase annually. The average price per square foot was \$835, up 41.5% year over year and was up 92.4% over the past five years.

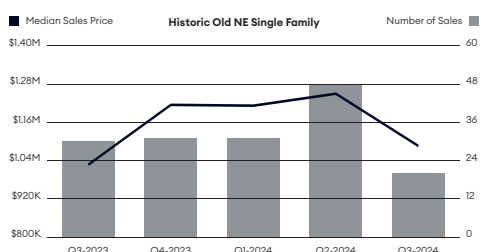
Snell Isle Single Family



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

Snell Isle Single Family Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$2,851,290	35.7%	\$2,101,250	91.9%	\$1,485,625
Average Price per Sq Ft	\$835	6.6%	\$783	41.5%	\$590
Median Sales Price	\$1,975,000	32.6%	\$1,490,000	92.3%	\$1,027,000
Number of Sales (Closed)	12	-25.0%	16	-25.0%	16
Days on Market (From Last List Date)	97	49.2%	65	234.5%	29
Listing Discount (From Last List Price)	8.5%		4.7%		3.3%
Listing Inventory	26	-29.7%	37	62.5%	16
Months of Supply	6.5	-5.8%	6.9	116.7%	3.0
Average Square Feet	3,415	27.3%	2,683	35.6%	2,518

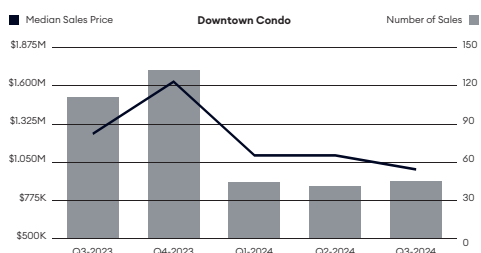
Historic Old NE Single Family



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	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$1,394,336	2.1%	\$1,365,775	16.7%	\$1,195,157
Average Price per Sq Ft	\$635	5.1%	\$604	18.0%	\$538
Median Sales Price	\$1,086,111	-13.1%	\$1,250,000	5.7%	\$1,027,500
Number of Sales (Closed)	20	-58.3%	48	-33.3%	30
Days on Market (From Last List Date)	32	-30.4%	46	-3.0%	33
Listing Discount (From Last List Price)	3.0%		4.2%		3.8%
Listing Inventory	37	2.8%	36	68.2%	22
Months of Supply	5.6	143.5%	2.3	154.5%	2.2
Average Square Feet	2,197	-2.8%	2,261	-1.2%	2,223

Downtown Condo



Comprised of condo data in zip code 33701.

Downtown Condo Matrix	Q3-2024	%Δ (QTR)	Q2-2024	%Δ (YR)	Q3-2023
Average Sales Price	\$1,183,526	-18.4%	\$1,450,560	-13.9%	\$1,374,767
Average Price per Sq Ft	\$663	-20.4%	\$833	0.0%	\$663
Median Sales Price	\$999,000	-9.2%	\$1,100,000	-20.4%	\$1,255,000
Number of Sales (Closed)	45	9.8%	41	-59.5%	111
Days on Market (From Last List Date)	53	-30.3%	76	231.3%	16
Listing Discount (From Last List Price)	2.7%		6.6%		1.6%
Listing Inventory	139	32.4%	105	19.8%	116
Months of Supply	9.3	20.8%	7.7	200.0%	3.1
Average Square Feet	3,223	4.5%	3,084	13.0%	2,852

By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	35.4%	37.4%
Single Family Mortgage	64.6%	62.6%
Condo Cash	66.2%	66.3%
Condo Mortgage	33.8%	33.7%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	55.6%	55.6%
Single Family \$500K - \$1M	32.0%	33.2%
Single Family Over \$1M	12.4%	11.2%
Condo Under \$500K	57.6%	49.8%
Condo \$500K-\$1M	25.8%	19.9%
Condo Over \$1M	16.6%	30.3%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	11.5%	21.3%
Single Family At	18.5%	21.8%
Single Family Under	70.1%	56.9%
Condo Over	2.7%	4.2%
Condo At	10.0%	7.7%
Condo Under	88.0%	88.1%

Questions or comments? Email report author Jonathan Miller at jmiller@millersamuel.com
Methodology: millersamuel.com/research-reports/methodology

Douglas Elliman Real Estate
100 Beach Drive NE, Suite 102
St. Petersburg, FL 33701
727.698.5708 • elliman.com

Miller Samuel Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
212.768.8100 • millersamuel.com

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