

Elliman Report

Q4-2024 St. Petersburg, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

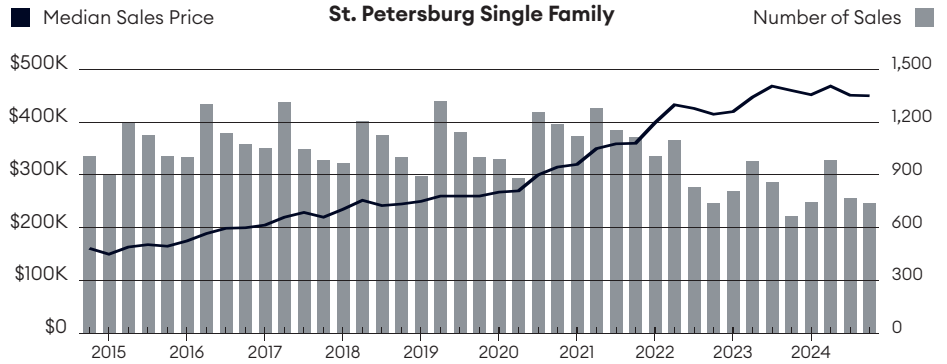
- **2.2%**
Prices Median Sales Price
- + **10.7%**
Sales Closed Sales
- + **56.0%**
Inventory Total Inventory
- + **14 days**
Marketing Time Days on Market

Condo Dashboard

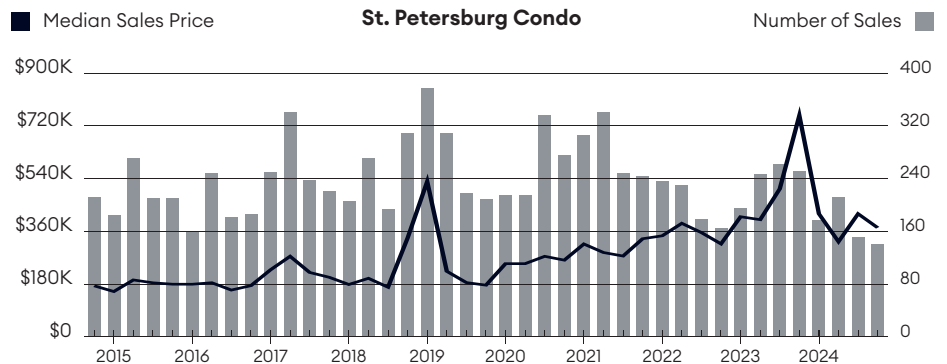
YEAR-OVER-YEAR

- **50.7%**
Prices Median Sales Price
- **44.2%**
Sales Closed Sales
- + **12.3%**
Inventory Total Inventory
- + **58 days**
Marketing Time Days on Market

- Single family sales rose year over year as listing inventory surged
- Condo price trend indicators and average sales size fell annually



St. Petersburg Single Family Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$604,892	-4.9%	\$636,116	-10.6%	\$676,686
Average Price Per Sq Ft	\$374	-4.6%	\$392	-10.5%	\$418
Median Sales Price	\$450,000	-0.2%	\$451,000	-2.2%	\$460,000
Number of Sales (Closed)	736	-4.2%	768	10.7%	665
Days on Market (From Last List Date)	48	9.1%	44	41.2%	34
Listing Discount (From Last List Price)	4.7%		3.9%		4.3%
Listing Inventory	928	0.9%	920	56.0%	595
Months of Supply	3.8	5.6%	3.6	40.7%	2.7
Average Square Feet	1,617	-0.2%	1,621	-0.1%	1,618



St. Petersburg Condo Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$660,038	5.2%	\$627,553	-42.1%	\$1,139,247
Average Price Per Sq Ft	\$503	1.8%	\$494	-28.6%	\$704
Median Sales Price	\$372,500	-11.3%	\$420,000	-50.7%	\$755,000
Number of Sales (Closed)	140	-7.3%	151	-44.2%	251
Days on Market (From Last List Date)	90	23.3%	73	181.3%	32
Listing Discount (From Last List Price)	5.4%		3.3%		1.4%
Listing Inventory	567	-2.7%	583	12.3%	505
Months of Supply	12.2	5.2%	11.6	103.3%	6.0
Average Square Feet	1,313	3.3%	1,271	-18.9%	1,618

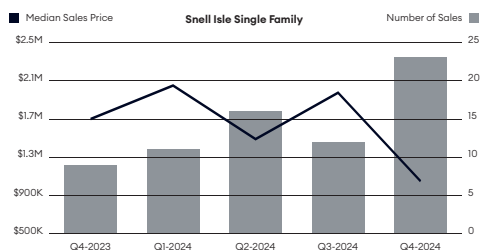


The median sales price of single family homes decreased year over year by 2.2% to \$450,000. Sales of single family homes rose by 10.7% to 736, while listing inventory surged by 56% to 928, marking the fifth consecutive increase. With listing inventory growing faster than sales, the pace of the single family market continued

to slow but remained brisk. Consequently, the months of supply, which indicate the time required to sell all listing inventory at the current sales rate, stood at 3.8 months, 40.7% slower than the same period last year. The median sales price for condos declined by 50.7% annually to \$372,500, influenced by the

18.9% decrease in average sales size. Listing inventory increased by 12.3% to 567 during the same timeframe. The Historic Old Northeast market saw sales stabilize year over year at 31, while the median sales price decreased by 1.2% to \$1,200,000 over the same period.

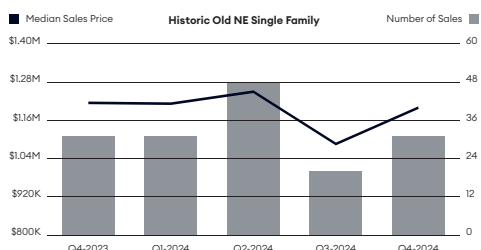
Snell Isle Single Family



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

Snell Isle Single Family Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$1,820,634	-36.1%	\$2,851,290	-27.6%	\$2,515,667
Average Price per Sq Ft	\$601	-28.0%	\$835	-32.8%	\$894
Median Sales Price	\$1,050,000	-46.8%	\$1,975,000	-38.2%	\$1,700,000
Number of Sales (Closed)	23	91.7%	12	155.6%	9
Days on Market (From Last List Date)	90	-7.2%	97	28.6%	70
Listing Discount (From Last List Price)	12.8%		8.5%		12.8%
Listing Inventory	45	73.1%	26	95.7%	23
Months of Supply	5.9	-9.2%	6.5	-23.4%	7.7
Average Square Feet	3,031	-11.2%	3,415	7.7%	2,813

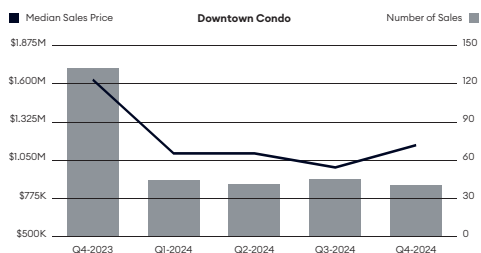
Historic Old NE Single Family



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	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$1,385,524	-0.6%	\$1,394,336	-6.4%	\$1,479,790
Average Price per Sq Ft	\$621	-2.2%	\$635	0.2%	\$620
Median Sales Price	\$1,200,000	10.5%	\$1,086,111	-1.2%	\$1,215,000
Number of Sales (Closed)	31	55.0%	20	0.0%	31
Days on Market (From Last List Date)	72	125.0%	32	63.6%	44
Listing Discount (From Last List Price)	4.3%		3.0%		8.9%
Listing Inventory	27	-27.0%	37	-10.0%	30
Months of Supply	2.6	-53.6%	5.6	-10.3%	2.9
Average Square Feet	2,232	1.6%	2,197	-6.5%	2,388

Downtown Condo



Comprised of condo data in zip code 33701.

Downtown Condo Matrix	Q4-2024	%Δ (QTR)	Q3-2024	%Δ (YR)	Q4-2023
Average Sales Price	\$1,218,475	3.0%	\$1,183,526	-33.2%	\$1,823,635
Average Price per Sq Ft	\$719	8.4%	\$663	-16.8%	\$864
Median Sales Price	\$1,159,305	16.0%	\$999,000	-28.9%	\$1,629,740
Number of Sales (Closed)	40	-11.1%	45	-69.7%	132
Days on Market (From Last List Date)	77	45.3%	53	492.3%	13
Listing Discount (From Last List Price)	5.9%		2.7%		1.0%
Listing Inventory	103	-25.9%	139	-14.9%	121
Months of Supply	7.7	-17.2%	9.3	175.0%	2.8
Average Square Feet	3,019	-6.3%	3,223	-7.7%	3,271

By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	44.4%	45.0%
Single Family Mortgage	55.6%	55.0%
Condo Cash	64.3%	71.7%
Condo Mortgage	35.7%	28.3%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	57.3%	55.3%
Single Family \$500K - \$1M	32.3%	31.4%
Single Family Over \$1M	10.3%	13.2%
Condo Under \$500K	58.6%	40.2%
Condo \$500K-\$1M	17.9%	15.5%
Condo Over \$1M	23.6%	44.2%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	8.3%	13.7%
Single Family At	16.8%	19.3%
Single Family Under	74.9%	67.2%
Condo Over	2.9%	2.4%
Condo At	10.7%	11.2%
Condo Under	86.4%	86.5%

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

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