

# Elliman Report

**Q1-2025**

**St. Petersburg, FL Sales**

## Single Family Dashboard

YEAR-OVER-YEAR

- **3.8%**  
Prices Median Sales Price
- + **16.8%**  
Sales Closed Sales
- + **78.4%**  
Inventory Total Inventory
- + **10 days**  
Marketing Time Days on Market

## Condo Dashboard

YEAR-OVER-YEAR

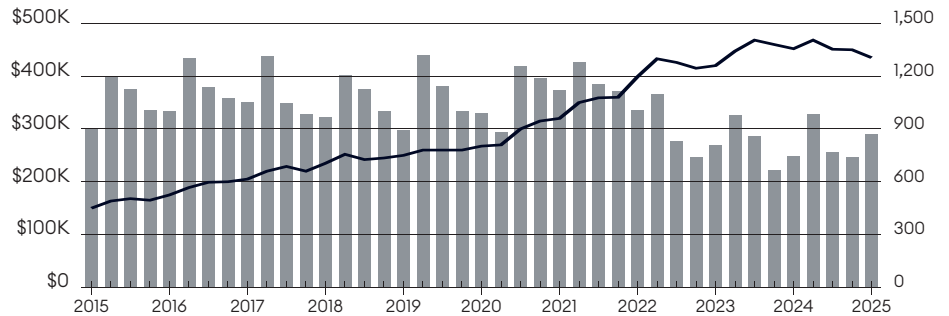
- + **11.3%**  
Prices Median Sales Price
- **7.3%**  
Sales Closed Sales
- + **16.5%**  
Inventory Total Inventory
- + **6 days**  
Marketing Time Days on Market

- Single family sales continued to rise, enabled by gains in listing inventory
- Condo price trend indicators rose annually as sales declined

■ Median Sales Price

**St. Petersburg Single Family**

■ Number of Sales

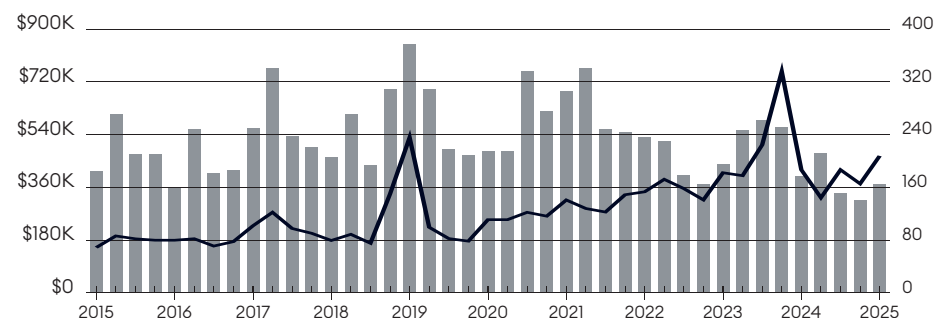


St. Petersburg Single Family Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$624,756	3.3%	\$604,892	-4.4%	\$653,575
Average Price Per Sq Ft	\$376	0.5%	\$374	-9.6%	\$416
Median Sales Price	\$435,000	-3.3%	\$450,000	-3.8%	\$452,000
Number of Sales (Closed)	870	18.2%	736	16.8%	745
Days on Market (From Last List Date)	55	14.6%	48	22.2%	45
Listing Discount (From Last List Price)	4.9%		4.7%		3.8%
Listing Inventory	1,249	34.6%	928	78.4%	700
Months of Supply	4.3	13.2%	3.8	53.6%	2.8
Average Square Feet	1,662	2.8%	1,617	5.9%	1,570

■ Median Sales Price

**St. Petersburg Condo**

■ Number of Sales



St. Petersburg Condo Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$666,871	1.0%	\$660,038	8.2%	\$616,599
Average Price Per Sq Ft	\$514	2.2%	\$503	4.3%	\$493
Median Sales Price	\$467,500	25.5%	\$372,500	11.3%	\$420,000
Number of Sales (Closed)	164	17.1%	140	-7.3%	177
Days on Market (From Last List Date)	75	-16.7%	90	8.7%	69
Listing Discount (From Last List Price)	4.9%		5.4%		4.3%
Listing Inventory	733	29.3%	567	16.5%	629
Months of Supply	13.4	9.8%	12.2	25.2%	10.7
Average Square Feet	1,296	-1.3%	1,313	3.6%	1,251



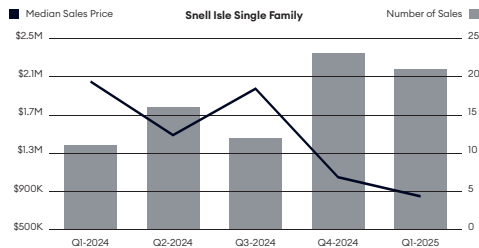
Prepared by Miller Samuel Real Estate Appraisers & Consultants

The median sales price of a single family home declined by 3.8% to \$435,000, 62.6% higher than the same period five years ago. Single family sales jumped by 16.8% to 870 compared to the same quarter last year. Listing inventory for single family homes continued to expand,

surging by 78.4% to 1,249. With listing inventory expanding more than sales, the pace of the single family market slowed. The months of supply, the time it would take to sell all listing inventory at the current sales rate, was 4.3 months, 53.6% slower than the same period

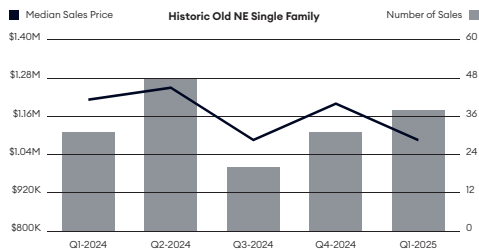
last year. The luxury condo market, comprising the top ten percent of all condo sales starting at \$1,360,000 this quarter, had a median sales price of \$2,000,000, up 11.7% annually. Luxury condo inventory fell by 6.5% to 130.

## Snell Isle Single Family



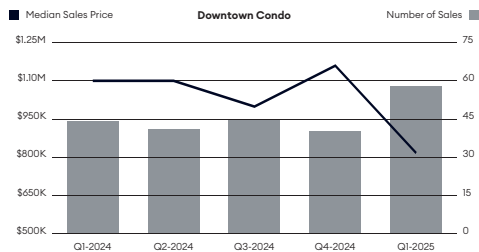
Comprised of single family data within zip code 33704 on Snell Isle

## 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.

## Downtown Condo



Comprised of condo data in zip code 33701.

Snell Isle Single Family Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$1,377,043	-24.4%	\$1,820,634	-34.2%	\$2,091,818
Average Price per Sq Ft	\$537	-10.6%	\$601	-25.1%	\$717
Median Sales Price	\$850,000	-19.0%	\$1,050,000	-58.5%	\$2,050,000
Number of Sales (Closed)	21	-8.7%	23	90.9%	11
Days on Market (From Last List Date)	89	-1.1%	90	-28.8%	125
Listing Discount (From Last List Price)	13.0%		12.8%		9.2%
Listing Inventory	84	86.7%	45	121.1%	38
Months of Supply	12.0	103.4%	5.9	15.4%	10.4
Average Square Feet	2,566	-15.3%	3,031	-12.1%	2,918

Historic Old NE Single Family Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$1,563,442	12.8%	\$1,385,524	6.3%	\$1,471,006
Average Price per Sq Ft	\$646	4.0%	\$621	-10.8%	\$724
Median Sales Price	\$1,085,556	-9.5%	\$1,200,000	-10.5%	\$1,212,500
Number of Sales (Closed)	38	22.6%	31	22.6%	31
Days on Market (From Last List Date)	34	-52.8%	72	-17.1%	41
Listing Discount (From Last List Price)	3.3%		4.3%		3.9%
Listing Inventory	75	177.8%	27	150.0%	30
Months of Supply	5.9	126.9%	2.6	103.4%	2.9
Average Square Feet	2,420	8.4%	2,232	19.0%	2,033

Downtown Condo Matrix	Q1-2025	%Δ (QTR)	Q4-2024	%Δ (YR)	Q1-2024
Average Sales Price	\$1,076,283	-11.7%	\$1,218,475	-11.0%	\$1,209,307
Average Price per Sq Ft	\$696	-3.2%	\$719	-0.3%	\$698
Median Sales Price	\$817,000	-29.5%	\$1,159,305	-25.7%	\$1,100,000
Number of Sales (Closed)	58	45.0%	40	31.8%	44
Days on Market (From Last List Date)	73	-5.2%	77	-23.2%	95
Listing Discount (From Last List Price)	3.9%		5.9%		5.4%
Listing Inventory	130	26.2%	103	-6.5%	139
Months of Supply	6.7	-13.0%	7.7	-29.5%	9.5
Average Square Feet	3,300	9.3%	3,019	12.3%	2,938

## By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	43.8%	41.9%
Single Family Mortgage	56.2%	58.1%
Condo Cash	65.2%	66.1%
Condo Mortgage	34.8%	33.9%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	59.0%	56.6%
Single Family \$500K - \$1M	27.8%	28.7%
Single Family Over \$1M	13.2%	14.6%
Condo Under \$500K	52.4%	59.9%
Condo \$500K-\$1M	28.0%	23.2%
Condo Over \$1M	19.5%	16.9%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	9.7%	11.3%
Single Family At	16.7%	19.0%
Single Family Under	73.7%	70.0%
Condo Over	1.8%	5.7%
Condo At	11.6%	11.9%
Condo Under	86.6%	83.0%

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