

Elliman Report

Q2-2025

St. Petersburg, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

- **5.0%**
Prices Median Sales Price
- **4.4%**
Sales Closed Sales
- + **54.8%**
Inventory Total Inventory
- + **10 days**
Marketing Time Days on Market

Condo Dashboard

YEAR-OVER-YEAR

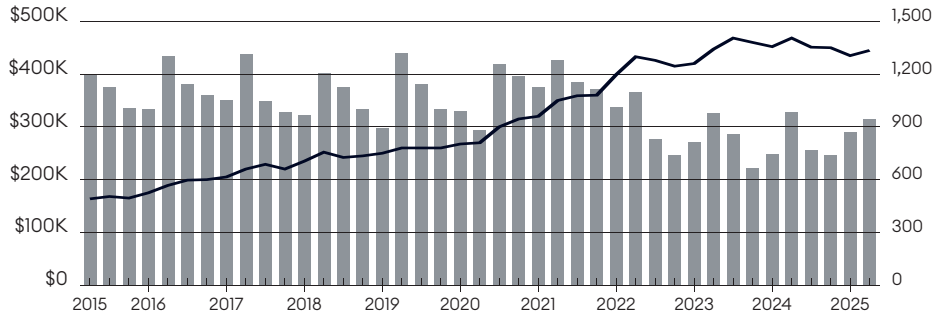
- + **6.2%**
Prices Median Sales Price
- **23.1%**
Sales Closed Sales
- **6.5%**
Inventory Total Inventory
- + **16 days**
Marketing Time Days on Market

- Single family price trend indicators fell short of year-ago levels
- Condo median sales price increased year over year for the second time

■ Median Sales Price

St. Petersburg Single Family

■ Number of Sales

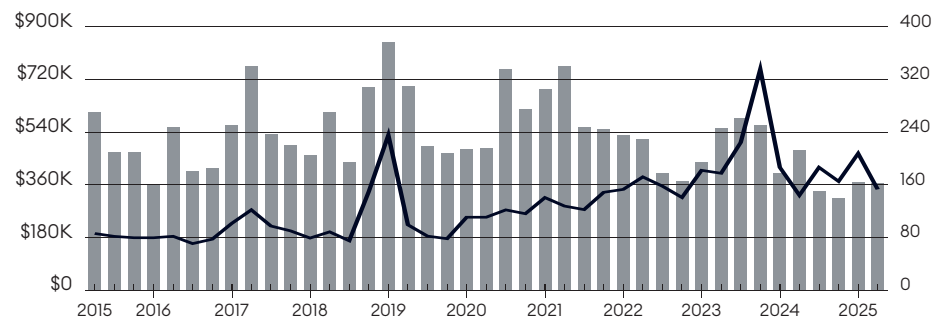


St. Petersburg Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$611,794	-2.1%	\$624,756	-6.8%	\$656,680
Average Price Per Sq Ft	\$382	1.6%	\$376	-8.8%	\$419
Median Sales Price	\$444,900	2.3%	\$435,000	-5.0%	\$468,250
Number of Sales (Closed)	939	7.9%	870	-4.4%	982
Days on Market (From Last List Date)	51	-7.3%	55	24.4%	41
Listing Discount (From Last List Price)	4.9%		4.9%		3.3%
Listing Inventory	1,263	1.1%	1,249	54.8%	816
Months of Supply	4.0	-7.0%	4.3	60.0%	2.5
Average Square Feet	1,602	-3.6%	1,662	2.1%	1,569

■ Median Sales Price

St. Petersburg Condo

■ Number of Sales



St. Petersburg Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$553,818	-17.0%	\$666,871	-4.2%	\$578,165
Average Price Per Sq Ft	\$465	-9.5%	\$514	-4.5%	\$487
Median Sales Price	\$345,000	-26.2%	\$467,500	6.2%	\$325,000
Number of Sales (Closed)	163	-0.6%	164	-23.1%	212
Days on Market (From Last List Date)	89	18.7%	75	21.9%	73
Listing Discount (From Last List Price)	4.9%		4.9%		6.0%
Listing Inventory	574	-21.7%	733	-6.5%	614
Months of Supply	10.6	-20.9%	13.4	21.8%	8.7
Average Square Feet	1,191	-8.1%	1,296	0.3%	1,187



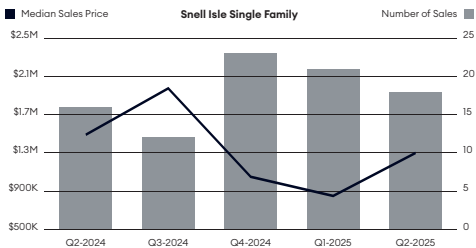
Prepared by Miller Samuel Real Estate Appraisers & Consultants

Single family median sales price declined 5% annually to \$444,900, as sales decreased by 4.4% to 939. Listing inventory surged 54.8%, slowing the pace of the market. As a result, the market pace to sell all listing inventory at the current sales rate was 60% slower annually, with a months of supply of 4 months. The median

sales price of condos increased year over year by 6.2% to \$345,000, as condo sales decreased by 23.1%, while listing inventory slipped by 6.5%, slowing the pace of the market. The market pace, the number of months to sell all condo listing inventory at the current sales rate, was 21.8% slower annually,

with a months of supply of 10.6 months. The Snell Isle single family market showed mixed annual price results as the median sales price decreased 12.5% annually, but sales increased 12.5% over the same period.

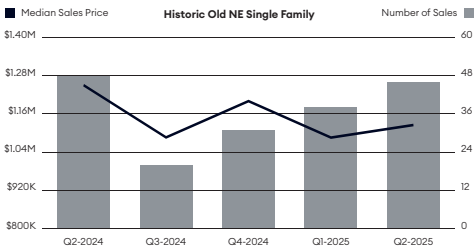
Snell Isle Single Family



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

Snell Isle Single Family Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$2,326,944	69.0%	\$1,377,043	10.7%	\$2,101,250
Average Price per Sq Ft	\$738	37.4%	\$537	-5.7%	\$783
Median Sales Price	\$1,300,000	52.9%	\$850,000	-12.8%	\$1,490,000
Number of Sales (Closed)	18	-14.3%	21	12.5%	16
Days on Market (From Last List Date)	77	-13.5%	89	18.5%	65
Listing Discount (From Last List Price)	11.2%		13.0%		4.7%
Listing Inventory	71	-15.5%	84	91.9%	37
Months of Supply	11.8	-1.7%	12.0	71.0%	6.9
Average Square Feet	3,152	22.8%	2,566	17.5%	2,683

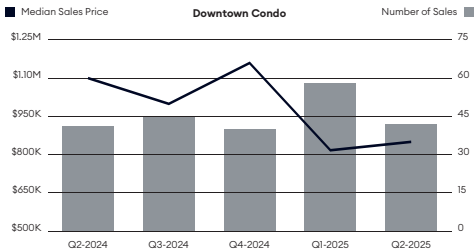
Historic Old NE Single Family



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	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,231,148	-21.3%	\$1,563,442	-9.9%	\$1,365,775
Average Price per Sq Ft	\$574	-11.1%	\$646	-5.0%	\$604
Median Sales Price	\$1,125,000	3.6%	\$1,085,556	-10.0%	\$1,250,000
Number of Sales (Closed)	46	21.1%	38	-4.2%	48
Days on Market (From Last List Date)	69	102.9%	34	50.0%	46
Listing Discount (From Last List Price)	5.3%		3.3%		4.2%
Listing Inventory	43	-42.7%	75	19.4%	36
Months of Supply	2.8	-52.5%	5.9	21.7%	2.3
Average Square Feet	2,146	-11.3%	2,420	-5.1%	2,261

Downtown Condo



Comprised of condo data in zip code 33701.

Downtown Condo Matrix	Q2-2025	%Δ (QTR)	Q1-2025	%Δ (YR)	Q2-2024
Average Sales Price	\$1,090,798	1.3%	\$1,076,283	-24.8%	\$1,450,560
Average Price per Sq Ft	\$703	1.0%	\$696	-15.6%	\$833
Median Sales Price	\$850,000	4.0%	\$817,000	-22.7%	\$1,100,000
Number of Sales (Closed)	42	-27.6%	58	2.4%	41
Days on Market (From Last List Date)	85	16.4%	73	11.8%	76
Listing Discount (From Last List Price)	4.1%		3.9%		6.6%
Listing Inventory	128	-1.5%	130	21.9%	105
Months of Supply	9.1	35.8%	6.7	18.2%	7.7
Average Square Feet	3,054	-7.5%	3,300	-1.0%	3,084

By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	36.6%	34.2%
Single Family Mortgage	63.4%	65.8%
Condo Cash	64.4%	57.1%
Condo Mortgage	35.6%	42.9%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	57.5%	55.7%
Single Family \$500K - \$1M	30.4%	30.4%
Single Family Over \$1M	12.1%	13.8%
Condo Under \$500K	67.5%	71.2%
Condo \$500K-\$1M	20.2%	15.6%
Condo Over \$1M	12.3%	13.2%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	9.5%	16.3%
Single Family At	16.9%	20.6%
Single Family Under	73.9%	63.2%
Condo Over	4.3%	5.2%
Condo At	12.4%	13.2%
Condo Under	84.5%	81.6%

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

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