

Elliman Report

Q3-2025

St. Petersburg, FL Sales

Single Family Dashboard

YEAR-OVER-YEAR

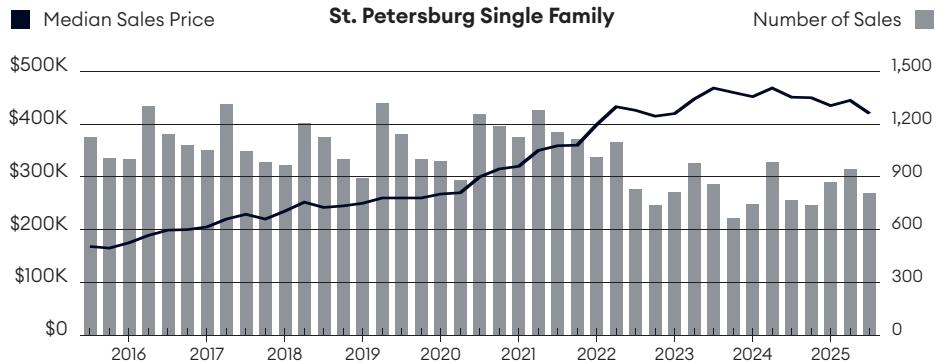
- **6.9%**
Prices Median Sales Price
- + **5.1%**
Sales Closed Sales
- + **16.3%**
Inventory Total Inventory
- + **23 days**
Marketing Time Days on Market

Condo Dashboard

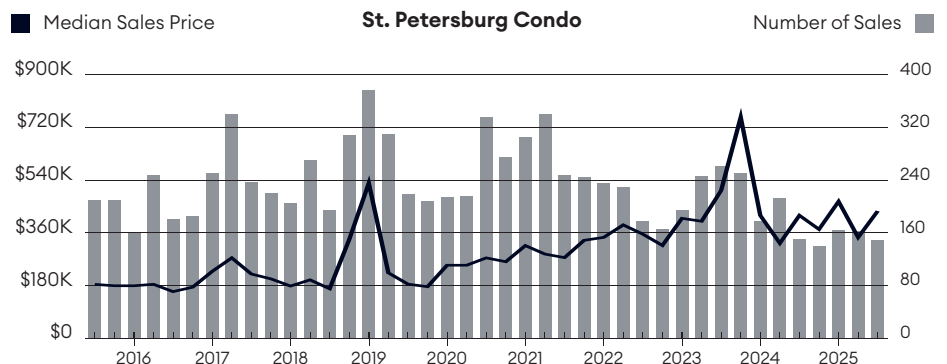
YEAR-OVER-YEAR

- + **3.6%**
Prices Median Sales Price
- **1.3%**
Sales Closed Sales
- **22.8%**
Inventory Total Inventory
- + **14 days**
Marketing Time Days on Market

- Single family sales rose annually for the third time in four quarters
- Condo median sales price increased year over year for the third time



St. Petersburg Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$580,424	-5.1%	\$611,794	-8.8%	\$636,116
Average Price Per Sq Ft	\$359	-6.0%	\$382	-8.4%	\$392
Median Sales Price	\$420,000	-5.6%	\$444,900	-6.9%	\$451,000
Number of Sales (Closed)	807	-14.1%	939	5.1%	768
Days on Market (From Last List Date)	67	31.4%	51	52.3%	44
Listing Discount (From Last List Price)	4.8%		4.9%		3.9%
Listing Inventory	1,070	-15.3%	1,263	16.3%	920
Months of Supply	4.0	0.0%	4.0	11.1%	3.6
Average Square Feet	1,616	0.9%	1,602	-0.3%	1,621



St. Petersburg Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,033,399	86.6%	\$553,818	64.7%	\$627,553
Average Price Per Sq Ft	\$667	43.4%	\$465	35.0%	\$494
Median Sales Price	\$435,000	26.1%	\$345,000	3.6%	\$420,000
Number of Sales (Closed)	149	-8.6%	163	-1.3%	151
Days on Market (From Last List Date)	87	-2.2%	89	19.2%	73
Listing Discount (From Last List Price)	4.2%		4.9%		3.3%
Listing Inventory	450	-21.6%	574	-22.8%	583
Months of Supply	9.1	-14.2%	10.6	-21.6%	11.6
Average Square Feet	1,549	30.1%	1,191	21.9%	1,271



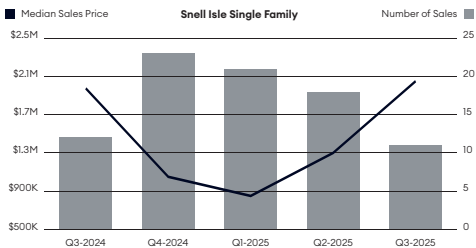
Prepared by Miller Samuel Real Estate Appraisers & Consultants

The median sales price for single family homes declined by 6.9% year over year to \$420,000. Bidding wars remained low at 9.9% of single family sales during the quarter as sales increased and listing inventory increased. There were 807 single family sales during the quarter, a 5.1% increase from the same period

last year. Cash sales accounted for 36.6% of all single family sales, representing 84.4% of the total market. Condo sales slipped by 1.3% to 149 compared to the same period last year, marking the seventh month of consecutive declines. Meanwhile, listing inventory fell by 22.8%, quickening the market pace. Bidding

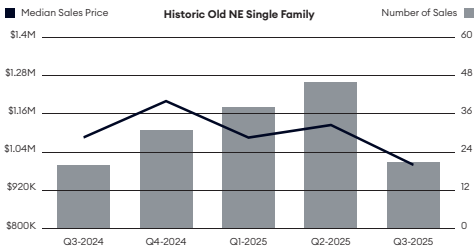
wars made up 0.7% of condo sales, while cash sales accounted for 74.5%, representing 15.6% of the total market. The downtown condo market had a median sales price of \$1,925,000, which surged 92.7% from the same quarter last year as listing inventory fell 10.1% to 125.

Snell Isle Single Family



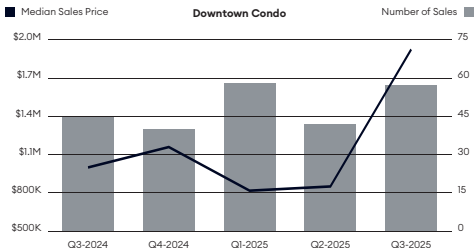
Comprised of single family data within zip code 33704 on Snell Isle

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	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,679,273	15.1%	\$2,326,944	-6.0%	\$2,851,290
Average Price per Sq Ft	\$795	7.7%	\$738	-4.8%	\$835
Median Sales Price	\$2,050,000	57.7%	\$1,300,000	3.8%	\$1,975,000
Number of Sales (Closed)	11	-38.9%	18	-8.3%	12
Days on Market (From Last List Date)	166	115.6%	77	71.1%	97
Listing Discount (From Last List Price)	7.5%		11.2%		8.5%
Listing Inventory	51	-28.2%	71	96.2%	26
Months of Supply	13.9	17.8%	11.8	113.8%	6.5
Average Square Feet	3,371	6.9%	3,152	-1.3%	3,415

Historic Old NE Single Family Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$1,429,524	16.1%	\$1,231,148	2.5%	\$1,394,336
Average Price per Sq Ft	\$648	12.9%	\$574	2.0%	\$635
Median Sales Price	\$1,000,000	-11.1%	\$1,125,000	-7.9%	\$1,086,111
Number of Sales (Closed)	21	-54.3%	46	5.0%	20
Days on Market (From Last List Date)	69	0.0%	69	115.6%	32
Listing Discount (From Last List Price)	4.7%		5.3%		3.0%
Listing Inventory	45	4.7%	43	21.6%	37
Months of Supply	6.4	128.6%	2.8	14.3%	5.6
Average Square Feet	2,205	2.7%	2,146	0.4%	2,197

Downtown Condo Matrix	Q3-2025	%Δ (QTR)	Q2-2025	%Δ (YR)	Q3-2024
Average Sales Price	\$2,192,237	101.0%	\$1,090,798	85.2%	\$1,183,526
Average Price per Sq Ft	\$945	34.4%	\$703	42.5%	\$663
Median Sales Price	\$1,925,000	126.5%	\$850,000	92.7%	\$999,000
Number of Sales (Closed)	57	35.7%	42	26.7%	45
Days on Market (From Last List Date)	62	-27.1%	85	17.0%	53
Listing Discount (From Last List Price)	3.7%		4.1%		2.7%
Listing Inventory	125	-2.3%	128	-10.1%	139
Months of Supply	6.6	-27.5%	9.1	-29.0%	9.3
Average Square Feet	2,985	-2.3%	3,054	-7.4%	3,223

By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	36.6%	35.4%
Single Family Mortgage	63.4%	64.6%
Condo Cash	74.5%	66.2%
Condo Mortgage	25.5%	33.8%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	61.6%	55.6%
Single Family \$500K - \$1M	29.2%	32.0%
Single Family Over \$1M	9.2%	12.4%
Condo Under \$500K	54.4%	57.6%
Condo \$500K-\$1M	10.7%	25.8%
Condo Over \$1M	34.9%	16.6%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	9.9%	11.5%
Single Family At	14.0%	18.5%
Single Family Under	76.3%	70.1%
Condo Over	0.7%	2.7%
Condo At	8.7%	10.0%
Condo Under	90.6%	88.0%

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

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