

# Elliman Report

## Q4-2025 St. Petersburg, FL Sales

### Single Family Dashboard

YEAR-OVER-YEAR

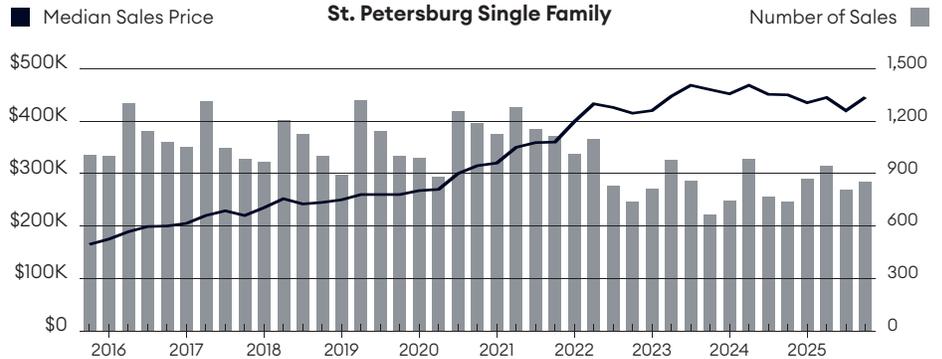
- 1.0%  
Prices Median Sales Price
- + 15.8%  
Sales Closed Sales
- 0.8%  
Inventory Total Inventory
- + 22 days  
Marketing Time Days on Market

### Condo Dashboard

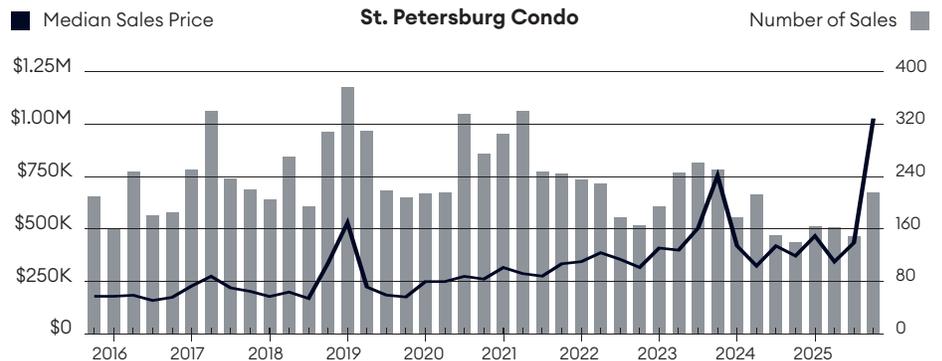
YEAR-OVER-YEAR

- + 175.8%  
Prices Median Sales Price
- + 53.6%  
Sales Closed Sales
- + 20.8%  
Inventory Total Inventory
- 42 days  
Marketing Time Days on Market

- Single family sales increased year over year for the fourth time in five quarters
- Condo price trend indicators rose year over year for the second time



St. Petersburg Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$620,333	6.9%	\$580,424	2.6%	\$604,892
Average Price Per Sq Ft	\$377	5.0%	\$359	0.8%	\$374
Median Sales Price	\$445,500	6.1%	\$420,000	-1.0%	\$450,000
Number of Sales (Closed)	852	5.6%	807	15.8%	736
Days on Market (From Last List Date)	70	4.5%	67	45.8%	48
Listing Discount (From Last List Price)	5.1%		4.8%		4.7%
Listing Inventory	921	-13.9%	1,070	-0.8%	928
Months of Supply	3.2	-20.0%	4.0	-15.8%	3.8
Average Square Feet	1,644	1.7%	1,616	1.7%	1,617



St. Petersburg Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,039,893	0.6%	\$1,033,399	57.6%	\$660,038
Average Price Per Sq Ft	\$659	-1.2%	\$667	31.0%	\$503
Median Sales Price	\$1,027,313	136.2%	\$435,000	175.8%	\$372,500
Number of Sales (Closed)	215	44.3%	149	53.6%	140
Days on Market (From Last List Date)	48	-44.8%	87	-46.7%	90
Listing Discount (From Last List Price)	1.6%		4.2%		5.4%
Listing Inventory	685	52.2%	450	20.8%	567
Months of Supply	9.6	5.5%	9.1	-21.3%	12.2
Average Square Feet	1,578	1.9%	1,549	20.2%	1,313

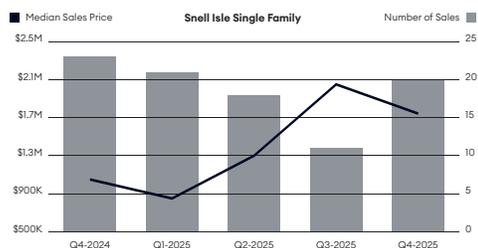


Single family sales increased, overpowering listing inventory, aided by the decline in mortgage rates and robust financial markets. The number of single family sales rose by 15.8% year over year to 852. Listing inventory of single families slipped by 0.8% annually to 921. Months of supply, the number of months to sell all single

family listings at the current sales rate, was 3.2, 15.8% faster than the year-ago quarter. The median sales price for single family homes slipped by 1% year over year to \$445,500. Condo sales surged annually, rising by 53.6% to 215. Meanwhile, listing inventory rose by 20.8% annually, accelerating the market

pace by 21.3% to 9.6. The Downtown condo market had a median sales price of \$1,521,523, up by 31.2% from the same quarter last year, as a flurry of sales from a new luxury condo development skewed the market. Sales in the submarket tripled as a result.

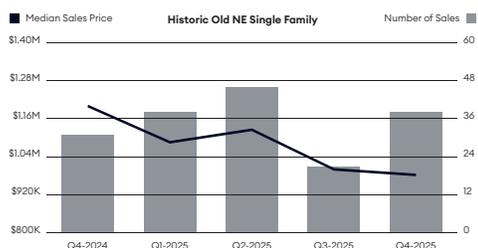
## Snell Isle Single Family



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

Snell Isle Single Family Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$2,073,375	-22.6%	\$2,679,273	13.9%	\$1,820,634
Average Price per Sq Ft	\$651	-18.1%	\$795	8.3%	\$601
Median Sales Price	\$1,742,500	-15.0%	\$2,050,000	66.0%	\$1,050,000
Number of Sales (Closed)	20	81.8%	11	-13.0%	23
Days on Market (From Last List Date)	111	-33.1%	166	23.3%	90
Listing Discount (From Last List Price)	9.8%		7.5%		12.8%
Listing Inventory	38	-25.5%	51	-15.6%	45
Months of Supply	5.7	-59.0%	13.9	-3.4%	5.9
Average Square Feet	3,187	-5.5%	3,371	5.1%	3,031

## 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	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,158,550	-19.0%	\$1,429,524	-16.4%	\$1,385,524
Average Price per Sq Ft	\$534	-17.6%	\$648	-14.0%	\$621
Median Sales Price	\$982,500	-1.8%	\$1,000,000	-18.1%	\$1,200,000
Number of Sales (Closed)	38	81.0%	21	22.6%	31
Days on Market (From Last List Date)	73	5.8%	69	1.4%	72
Listing Discount (From Last List Price)	6.0%		4.7%		4.3%
Listing Inventory	36	-20.0%	45	33.3%	27
Months of Supply	2.8	-56.3%	6.4	7.7%	2.6
Average Square Feet	2,168	-1.7%	2,205	-2.9%	2,232

## Downtown Condo



Comprised of condo data in zip code 33701.

Downtown Condo Matrix	Q4-2025	%Δ (QTR)	Q3-2025	%Δ (YR)	Q4-2024
Average Sales Price	\$1,486,906	-32.2%	\$2,192,237	22.0%	\$1,218,475
Average Price per Sq Ft	\$779	-17.6%	\$945	8.3%	\$719
Median Sales Price	\$1,521,523	-21.0%	\$1,925,000	31.2%	\$1,159,305
Number of Sales (Closed)	125	119.3%	57	212.5%	40
Days on Market (From Last List Date)	15	-75.8%	62	-80.5%	77
Listing Discount (From Last List Price)	0.9%		3.7%		5.9%
Listing Inventory	140	12.0%	125	35.9%	103
Months of Supply	3.4	-48.5%	6.6	-55.8%	7.7
Average Square Feet	3,220	7.9%	2,985	6.7%	3,019

## By Sales Share St. Petersburg

Finance	Current Quarter	Prior Year Quarter
Single Family Cash	39.8%	44.4%
Single Family Mortgage	60.2%	55.6%
Condo Cash	69.8%	64.3%
Condo Mortgage	30.2%	35.7%

Price	Current Quarter	Prior Year Quarter
Single Family Under \$500K	56.6%	57.3%
Single Family \$500K - \$1M	31.7%	32.3%
Single Family Over \$1M	11.7%	10.3%
Condo Under \$500K	36.3%	58.6%
Condo \$500K-\$1M	13.0%	17.9%
Condo Over \$1M	50.7%	23.6%

Over/Under Last List	Current Quarter	Prior Year Quarter
Single Family Over	8.8%	8.3%
Single Family At	14.3%	16.8%
Single Family Under	76.9%	74.9%
Condo Over	1.9%	2.9%
Condo At	3.7%	10.7%
Condo Under	94.4%	86.4%

Questions or comments? Email report author Jonathan Miller at [jmiller@millersamuel.com](mailto:jmiller@millersamuel.com)  
Methodology: [millersamuel.com/research-reports/methodology](http://millersamuel.com/research-reports/methodology)

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