

ELLIMAN

REPORT

Q4 2019

ST. PETERSBURG SALES

Highlights of the Quarterly Survey of
St. Petersburg Residential Sales

“ *The market pace for both single-family and condos remained blistering.* ”

| St. Petersburg Market Matrix (Single Family) | Q4-2019 | %Δ (QTR) | Q3-2019 | %Δ (YR) | Q4-2018 |
|---|-------------|----------|-------------|---------|-------------|
| Average Sales Price | \$337,929 | -4.6% | \$354,222 | 0.1% | \$337,656 |
| Average Price Per Sq Ft | \$221 | -1.3% | \$224 | 0.5% | \$220 |
| Median Sales Price | \$260,000 | 0.0% | \$260,000 | 6.1% | \$245,000 |
| Number of Sales (Closed) | 999 | -12.6% | 1,143 | -0.1% | 1,000 |
| Days on Market (From Last List Date) | 47 | -4.1% | 49 | 2.2% | 46 |
| St. Petersburg Market Matrix (Condo) | Q4-2019 | %Δ (QTR) | Q3-2019 | %Δ (YR) | Q4-2018 |
| Average Sales Price | \$335,727 | 11.7% | \$300,549 | -31.2% | \$487,758 |
| Average Price Per Sq Ft | \$293 | 6.9% | \$274 | -18.2% | \$358 |
| Median Sales Price | \$176,750 | -4.7% | \$185,500 | -47.6% | \$337,500 |
| Number of Sales (Closed) | 208 | -4.6% | 218 | -32.5% | 308 |
| Days on Market (From Last List Date) | 62 | 14.8% | 54 | 67.6% | 37 |
| Snell Isle Market Matrix (Single Family) | Q4-2019 | %Δ (QTR) | Q3-2019 | %Δ (YR) | Q4-2018 |
| Average Sales Price | \$1,014,775 | -29.1% | \$1,430,571 | -25.8% | \$1,366,921 |
| Average Price Per Sq Ft | \$383 | -11.8% | \$434 | 2.4% | \$374 |
| Median Sales Price | \$635,000 | -50.2% | \$1,275,000 | -49.2% | \$1,250,000 |
| Number of Sales (Closed) | 20 | -23.1% | 26 | 53.8% | 13 |
| Days on Market (From Last List Date) | 120 | 15.4% | 104 | 33.3% | 90 |
| Historic Old NE Market Matrix (Single Family) | Q4-2019 | %Δ (QTR) | Q3-2019 | %Δ (YR) | Q4-2018 |
| Average Sales Price | \$849,555 | 21.3% | \$700,232 | 27.5% | \$666,328 |
| Average Price Per Sq Ft | \$366 | 12.3% | \$326 | 13.0% | \$324 |
| Median Sales Price | \$602,500 | -8.6% | \$659,500 | 4.8% | \$575,000 |
| Number of Sales (Closed) | 26 | -27.8% | 36 | -18.8% | 32 |
| Days on Market (From Last List Date) | 49 | -31.9% | 72 | -21.0% | 62 |
| Downtown Market Matrix (Condo) | Q4-2019 | %Δ (QTR) | Q3-2019 | %Δ (YR) | Q4-2018 |
| Average Sales Price | \$836,282 | 11.2% | \$752,293 | 0.8% | \$829,904 |
| Average Price Per Sq Ft | \$570 | 11.5% | \$511 | 17.8% | \$484 |
| Median Sales Price | \$562,000 | -2.3% | \$575,000 | -23.9% | \$738,726 |
| Number of Sales (Closed) | 31 | -24.4% | 41 | -76.5% | 132 |
| Days on Market (From Last List Date) | 72 | 22.0% | 59 | 260.0% | 20 |

The market share of bidding wars for both property types expanded year over year as listing inventory remained low. After considering the change in mix, most markets showed price gains. For the single-family market, the median sales price rose by 6.1% to \$260,000, with a nominal change in the average sales size to 1,528 square feet.