

# Elliman Report

## Q1-2020 St. Petersburg Sales

“After noticeably stronger results in the first two and a half months, listing inventory growth slowed as market awareness of Coronavirus occurred in mid-March.”

St. Petersburg Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$352,206	4.2%	\$337,929	3.8%	\$339,221
Average Price Per Sq Ft	\$225	1.8%	\$221	2.3%	\$220
Median Sales Price	\$267,500	2.9%	\$260,000	7.0%	\$250,000
Number of Sales (Closed)	987	-1.2%	999	10.7%	892
Days on Market (From Last List Date)	50	6.4%	47	-12.3%	57
St. Petersburg Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$417,695	24.4%	\$335,727	-43.7%	\$741,854
Average Price Per Sq Ft	\$343	17.1%	\$293	-31.3%	\$499
Median Sales Price	\$250,000	41.4%	\$176,750	-52.9%	\$530,225
Number of Sales (Closed)	214	2.9%	208	-43.2%	377
Days on Market (From Last List Date)	57	-8.1%	62	83.9%	31
Snell Isle Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$1,313,969	29.5%	\$1,014,775	17.2%	\$1,121,033
Average Price Per Sq Ft	\$431	12.5%	\$383	22.4%	\$352
Median Sales Price	\$920,750	45.0%	\$635,000	-10.2%	\$1,025,000
Number of Sales (Closed)	16	-20.0%	20	6.7%	15
Days on Market (From Last List Date)	91	-24.2%	120	-4.2%	95
Historic Old NE Single Family Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$686,581	-19.2%	\$849,555	-7.1%	\$739,306
Average Price Per Sq Ft	\$326	-10.9%	\$366	-6.6%	\$349
Median Sales Price	\$690,000	14.5%	\$602,500	6.2%	\$650,000
Number of Sales (Closed)	31	19.2%	26	-13.9%	36
Days on Market (From Last List Date)	87	77.6%	49	52.6%	57
Downtown Condo Matrix	Q1-2020	%Δ (QTR)	Q4-2019	%Δ (YR)	Q1-2019
Average Sales Price	\$722,085	-13.7%	\$836,282	-38.9%	\$1,182,116
Average Price Per Sq Ft	\$515	-9.6%	\$570	-19.0%	\$636
Median Sales Price	\$558,500	-0.6%	\$562,000	-45.6%	\$1,025,879
Number of Sales (Closed)	52	67.7%	31	-73.9%	199
Days on Market (From Last List Date)	57	-20.8%	72	338.5%	13

Listing inventory for single-family properties slipped as condo listing inventory surged from year-ago levels. All three single-family price trend indicators rose year over year together for the seventeenth straight quarter. All three condo price trend indicators were skewed lower by a significant year over year drop in average sales size.