

Elliman Report

Q2-2020 St. Petersburg, FL Sales

“After a robust first quarter, the COVID-19 market shutdown during much of the second quarter caused sales and inventory to see substantial declines.”

St. Petersburg Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$352,887	0.2%	\$352,206	-2.9%	\$363,439
Average Price Per Sq Ft	\$227	0.9%	\$225	-0.4%	\$228
Median Sales Price	\$269,856	0.9%	\$267,500	3.8%	\$260,000
Number of Sales (Closed)	880	-10.8%	987	-33.3%	1,319
Days on Market (From Last List Date)	46	-8.0%	50	-13.2%	53
St. Petersburg Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$427,817	2.4%	\$417,695	2.4%	\$417,800
Average Price Per Sq Ft	\$348	1.5%	\$343	3.6%	\$336
Median Sales Price	\$250,000	0.0%	\$250,000	11.6%	\$224,000
Number of Sales (Closed)	215	0.5%	214	-30.4%	309
Days on Market (From Last List Date)	49	-14.0%	57	-22.2%	63
Snell Isle Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$1,262,133	-3.9%	\$1,313,969	-10.6%	\$1,411,817
Average Price Per Sq Ft	\$414	-3.9%	\$431	1.7%	\$407
Median Sales Price	\$895,000	-2.8%	\$920,750	-33.1%	\$1,337,500
Number of Sales (Closed)	15	-6.3%	16	-50.0%	30
Days on Market (From Last List Date)	215	136.3%	91	60.4%	134
Historic Old NE Single Family Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$813,212	18.4%	\$686,581	3.9%	\$782,995
Average Price Per Sq Ft	\$336	3.1%	\$326	-0.9%	\$339
Median Sales Price	\$702,000	1.7%	\$690,000	8.8%	\$645,000
Number of Sales (Closed)	26	-16.1%	31	-49.0%	51
Days on Market (From Last List Date)	72	-17.2%	87	67.4%	43
Downtown Condo Matrix	Q2-2020	%Δ (QTR)	Q1-2020	%Δ (YR)	Q2-2019
Average Sales Price	\$963,825	33.5%	\$722,085	-6.8%	\$1,034,113
Average Price Per Sq Ft	\$600	16.5%	\$515	4.2%	\$576
Median Sales Price	\$607,000	8.7%	\$558,500	-19.1%	\$750,000
Number of Sales (Closed)	28	-46.2%	52	-61.1%	72
Days on Market (From Last List Date)	31	-45.6%	57	-57.5%	73

There were 880 single family sales, down 33.3%, and 215 condos, down 30.4% from the year-ago quarter. Single family listings declined 33.1% to 482 as would-be sellers either pulled their listing or delayed placing them on the market during the market shutdown. The number of condo listings moved 7.5% higher to 400, year over year.