

Elliman Report

Q3-2020 St. Petersburg, FL Sales

“Sales rose higher year over year, rebounding quickly from the restraint of spring market activity at the onset of the COVID crisis.”

St. Petersburg Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$398,817	13.0%	\$352,887	12.6%	\$354,222
Average Price Per Sq Ft	\$247	8.8%	\$227	10.3%	\$224
Median Sales Price	\$300,000	11.2%	\$269,856	15.4%	\$260,000
Number of Sales (Closed)	1,253	42.4%	880	9.6%	1,143
Days on Market (From Last List Date)	42	-8.7%	46	-14.3%	49
St. Petersburg Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$385,444	-9.9%	\$427,817	28.2%	\$300,549
Average Price Per Sq Ft	\$331	-4.9%	\$348	20.8%	\$274
Median Sales Price	\$275,000	10.0%	\$250,000	48.2%	\$185,500
Number of Sales (Closed)	336	56.3%	215	54.1%	218
Days on Market (From Last List Date)	59	20.4%	49	9.3%	54
Snell Isle Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$1,229,276	-2.6%	\$1,262,133	-14.1%	\$1,430,571
Average Price Per Sq Ft	\$418	1.0%	\$414	-3.7%	\$434
Median Sales Price	\$825,000	-7.8%	\$895,000	-35.3%	\$1,275,000
Number of Sales (Closed)	29	93.3%	15	11.5%	26
Days on Market (From Last List Date)	51	-76.3%	215	-51.0%	104
Historic Old NE Single Family Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$665,695	-18.1%	\$813,212	-4.9%	\$700,232
Average Price Per Sq Ft	\$313	-6.8%	\$336	-4.0%	\$326
Median Sales Price	\$625,000	-11.0%	\$702,000	-5.2%	\$659,500
Number of Sales (Closed)	49	88.5%	26	36.1%	36
Days on Market (From Last List Date)	81	12.5%	72	12.5%	72
Downtown Condo Matrix	Q3-2020	%Δ (QTR)	Q2-2020	%Δ (YR)	Q3-2019
Average Sales Price	\$912,161	-5.4%	\$963,825	21.3%	\$752,293
Average Price Per Sq Ft	\$589	-1.8%	\$600	15.3%	\$511
Median Sales Price	\$610,000	0.5%	\$607,000	6.1%	\$575,000
Number of Sales (Closed)	57	103.6%	28	39.0%	41
Days on Market (From Last List Date)	77	148.4%	31	30.5%	59

The overall number of sales, led by condos, pressed higher. There were 1,589 sales to close, up 16.8% from the prior-year quarter, and up significantly since the prior quarter as the COVID lockdown restrained spring market activity.