

# Elliman Report

## Q4-2020 St. Petersburg, FL Sales

“Single family and condo price trend indicators and sales rose against the backdrop of falling listing inventory.”

St. Petersburg Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$436,575	9.5%	\$398,817	29.2%	\$337,929
Average Price Per Sq Ft	\$272	10.1%	\$247	23.1%	\$221
Median Sales Price	\$315,000	5.0%	\$300,000	21.2%	\$260,000
Number of Sales (Closed)	1,188	-5.2%	1,253	18.9%	999
Days on Market (From Last List Date)	32	-23.8%	42	-31.9%	47
St. Petersburg Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$369,385	-4.2%	\$385,444	10.0%	\$335,727
Average Price Per Sq Ft	\$331	0.0%	\$331	13.0%	\$293
Median Sales Price	\$262,000	-4.7%	\$275,000	48.2%	\$176,750
Number of Sales (Closed)	275	-18.2%	336	32.2%	208
Days on Market (From Last List Date)	57	-3.4%	59	-8.1%	62
Snell Isle Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$1,500,752	22.1%	\$1,229,276	47.9%	\$1,014,775
Average Price Per Sq Ft	\$462	10.5%	\$418	20.6%	\$383
Median Sales Price	\$1,412,500	71.2%	\$825,000	122.4%	\$635,000
Number of Sales (Closed)	28	-3.4%	29	40.0%	20
Days on Market (From Last List Date)	64	25.5%	51	-46.7%	120
Historic Old NE Single Family Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$877,165	31.8%	\$665,695	3.2%	\$849,555
Average Price Per Sq Ft	\$385	23.0%	\$313	5.2%	\$366
Median Sales Price	\$725,000	16.0%	\$625,000	20.3%	\$602,500
Number of Sales (Closed)	48	-2.0%	49	84.6%	26
Days on Market (From Last List Date)	46	-43.2%	81	-6.1%	49
Downtown Condo Matrix	Q4-2020	%Δ (QTR)	Q3-2020	%Δ (YR)	Q4-2019
Average Sales Price	\$826,450	-9.4%	\$912,161	-1.2%	\$836,282
Average Price Per Sq Ft	\$574	-2.5%	\$589	0.7%	\$570
Median Sales Price	\$579,250	-5.0%	\$610,000	3.1%	\$562,000
Number of Sales (Closed)	62	8.8%	57	100.0%	31
Days on Market (From Last List Date)	88	14.3%	77	22.2%	72

This quarter had the largest year over year surge in the number of single family sales in six years. Condo listing inventory has declined year over year for the first time in six quarters. Year over year sales for market areas including Snell Isle, Historic Old Northeast, and Downtown have roughly doubled.