

TRU LIVING GROUP

ST. PETERSBURG, FLORIDA

THE RELOCATION GUIDE

St. Petersburg

Where to live inside the city, what it costs,
and the St. Pete lifestyle.

THE SUNSHINE CITY

PINELLAS COUNTY



The housing market

JULY 2026 · PINELLAS COUNTY
SINGLE-FAMILY HOMES

\$469,000

MEDIAN SALE PRICE

Up 7.8% year over year

34 days

MEDIAN TIME TO CONTRACT

42 days a year ago

3,076

ACTIVE LISTINGS

Down 23.0% year over year

3.5 mo

MONTHS OF SUPPLY

95.8% of original list price

What the numbers are telling us

Pinellas tightened over the summer. The median single-family price rose 7.8% to \$469,000, closings were up 3.7%, and active listings fell 23% — homes now go under contract in 34 days, a week faster than last July.

Cash buyers pulled back sharply (down 24%), so financed offers compete better than they did a year ago. Sellers are holding 95.8% of original list price.

These are county figures — the only monthly data published at that level. Inside city limits the historic neighborhoods below run well above the county median, and the picture changes block to block. Ask us for a specific street.



Six neighborhoods

01 Historic Old Northeast

One of the city's first planned suburbs, laid out in the early 1900s: brick streets, granite curbs, hexagonal sidewalks, Craftsman and Mediterranean Revival houses under an oak canopy. Walk to Beach Drive, North Shore Park and the Vinoy; Granada Terrace and other subsections carry local historic designation.

02 Historic Kenwood

Immediately west of downtown, on the National Register since 2003: a 375-acre district of 2,203 historic buildings, more than half of them bungalows built between 1912 and 1945. The Artist Enclave puts working studios in garage apartments, and Grand Central's shops sit along its southern edge.

03 Crescent Heights

North of downtown above Crescent Lake, between the 4th Street corridor and I-275. Quiet residential streets, a small-lot mix of bungalows and later infill, and Crescent Lake Park — ball fields, tennis, a lake loop the whole neighborhood walks — as the front yard.



WHAT "HISTORIC" MEANS HERE

Two different things — confirm an address with the city's preservation division before planning a renovation.

National Register Recognition, few restrictions

Local designation Exterior review applies

ALSO WORTH A LOOK

Snell Isle · Downtown & the Edge · Old Southeast · Allendale Terrace

Six neighborhoods

04 Greater Woodlawn

North of downtown between the 4th Street corridor and I-275, built out in the 1920s boom: bungalows and small cottages on tight, shaded lots, with Woodlawn Park at the middle and Sunken Gardens a few blocks away. An active association and a long-running porch-party habit.

05 Historic Uptown

The closest historic district to downtown — walk to Williams Park and Central Avenue. Formed when the Round Lake district merged with South Crescent and Uptown, so the stock runs the full range: cottages and bungalows up to grand early-century houses.

06 Euclid–St. Paul's

A compact neighborhood north of Historic Uptown, still mostly 1920s bungalows and small masonry houses. Fewer tourists, more block parties, and the shortest bike ride to downtown of anything at this price point — the pocket buyers find after they've been priced out of Old Northeast.



GETTING AROUND

All six of these sit within about two miles of downtown, which is the point.

SunRunner BRT	Downtown to the beach
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Pinellas Trail	Starts downtown
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Tampa & TPA	Over the Howard Frankland
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ALSO WORTH A LOOK

Crescent Lake · Woodlawn Oaks · Five Points · Grand Central District

Schools and Zoning

2026 SCHOOL YEAR PINELLAS
COUNTY SCHOOLS

11	9,397	89%
PUBLIC HIGH SCHOOLS IN THE CITY	HIGH SCHOOL STUDENTS	GRADUATION RATE (STATE: 88%)

St. Pete's schools vary more than the citywide averages suggest — proficiency scores here run below the Florida average, while the top schools rank among the best in the state. Pinellas runs on countywide choice, so the application window can matter as much as the address you buy.

St. Petersburg Collegiate High	#61 in Florida · graduate with an A.A.
St. Petersburg High · Historic Kenwood	#95 in Florida · IB program
Northeast High	Third-ranked in the city
Lakewood High	Most improved · CAT magnet

Rankings: U.S. News Best High Schools, Florida; city counts and rates: PublicSchoolReview 2026; improvement: SchoolDigger.



NEARBY · NOT IN CITY LIMITS

The beaches are a bridge away

Fort De Soto Park · Tierra Verde

1,136 acres across five islands: three miles of white sand, seven miles of paved trail, a campground and kayak launches. The Egmont Key ferry leaves from here.

Shell Key Preserve

A 195-acre undeveloped barrier island reachable only by boat or kayak — ferries from Pass-a-Grille. Bird sanctuary at its core; turtles nest May to September.

Pass-a-Grille, St. Pete Beach & Treasure Island

The Gulf strip west of the city: historic cottages and beach bars at the south end, the Don CeSar mid-island, wider and quieter sand on Treasure Island.

INSIDE THE CITY

Parks, preserves and the trail

Weedon Island Preserve

North St. Pete. 3,000 acres of mangrove on Tampa Bay — boardwalks, a paddling trail and a 45-foot tower.

Pinellas Trail

Downtown to Tarpon Springs. Nearly 50 paved miles up the county, starting here.

North Shore & Vinoy Parks

Old Northeast waterfront. The bayfront green the historic neighborhoods open onto, with a pool and beach.

Boyd Hill Nature Preserve

Lake Maggiore. 245 city-run acres, three-plus miles of trail through flatwoods and cypress swamp.

Sunken Gardens

4th Street North. A century-old botanical garden just north of downtown, flamingos included.

Crescent Lake Park

Crescent Heights. Lake loop, ball fields and tennis — the everyday park for three of the six.



The Pier & Downtown

The old inverted-pyramid pier closed in 2013. Its 26-acre replacement, opened in July 2020 at a cost of about \$92 million, is now the front door of the city.

Five restaurants, Spa Beach & the Discovery Center

A rooftop tiki bar, sit-down dining a quarter mile out over the bay, touch tanks and a splash pad for kids.

Tropicana Field & Al Lang Stadium

The Rays came home in April 2026 after roughly \$58 million of Hurricane Milton repairs; Rowdies soccer plays on the bayfront.

SHINE Mural Festival & the Warehouse Arts District

New walls painted citywide every fall — they stay up, so the whole year is a self-guided tour. Studios and galleries fill the old industrial blocks south of Central.



Museums you can walk between

The Dalí Museum

The largest collection of Salvador Dalí's work outside Spain, under a 75-foot glass dome on the bayfront.

Museum of Fine Arts

On Beach Drive: 5,000 years of work, from antiquities to Monet, O'Keeffe and Rodin.

Chihuly Collection

A permanent Dale Chihuly installation on Central Avenue, purpose-built for the glass.

The James, the Woodson & the Museum of History

Western and wildlife art; Black history and art; and the city's own story at the foot of the Pier.

Food and drink

The five in the Michelin guide

Il Ritorno

Modern Italian · downtown. Recommended in the guide since St. Pete was first covered.

Fortu

Pan-Asian · Ponce de Leon Hotel, 97 Central. Arched mirrors, raw bar, pork wontons in chili crisp.

Sushi Sho Rexley

Sushi · downtown. Small, precise, and the hardest seat of the five to get.

Elliott Aster · new for 2026

Italian-leaning steakhouse · The Vinoy. Wood-fired steaks and house pastas, with a waterfront patio.

In Between Days · new for 2026

St. Petersburg. The city's other 2026 addition to the Florida selection.

No St. Pete restaurant holds a star or Bib Gourmand as of the 2026 guide.

How locals eat

Central Avenue

The spine: two miles of restaurants, bars and coffee from the water to Kenwood.

The EDGE District

Between downtown and the Trop: neighborhood bars, taprooms and late kitchens.

Warehouse Arts District

Breweries and studio-adjacent kitchens in old industrial buildings south of Central.

Beach Drive

Sidewalk tables facing the park and the marina. Where you take visiting parents.

Grand Central District

Kenwood's main street — independent shops, patios, and the Sunday end of Pride weekend.

Saturday Morning Market

Cool-season Saturdays downtown: produce, prepared food, live music, everybody you know.

Events & Happenings

St. Pete's calendar is unusually front-loaded: racing and festivals through the cool months, Pride in June, murals and running in the fall.



MLK Dream Big Parade

January. One of the largest MLK celebrations in the country.

Localtopia

February, Williams Park. 300-plus independent St. Pete businesses; free.

Tampa Bay Blues Festival

April, Vinoy Park. Three days on the water.

St. Pete Pride

Late June. The Southeast's largest Pride — parade, festival, Trans March, Grand Central street fair.

SHINE Mural Festival

Fall. New walls painted citywide; the murals stay all year.

Firestone Grand Prix

February. IndyCar on a 14-turn, 1.8-mile waterfront street course.

Mainsail Art Festival

March, on the bayfront. Juried fine art under the oaks.

Fourth at the Pier

July 4. Fireworks over the bay from the Pier District.

St. Pete Run Fest

Fall. Three days of races and a health expo downtown.

ALSO ON THE CALENDAR

Rays home games at Tropicana Field, April to September · Rowdies at Al Lang · Saturday Morning Market through the cool months.

*Dates shift yearly — confirm before planning.

Things to sort out before you move

St. Pete sits on a peninsula, and a lot of the housing stock is a century old. None of this is scary- it's just specific, and it's what surprises people moving here from somewhere else. Pick the two or three that apply to you and let's talk them through properly.

Flood zones and elevation certificates

Evacuation zones and hurricane prep

Homeowners, flood and wind insurance

Roof age and whether it's insurable

Impact windows and mitigation credits

The 50% rule on substantial improvements

Historic district exterior review

Century-old plumbing, wiring and cast iron

Condo milestone inspections and reserves

Property taxes and the homestead exemption

No state income tax & what that changes

School choice zoning and application dates

Short-term rental rules by neighborhood

Bridges, the Bayway and real commute times



TRU LIVING GROUP

WANT THE DEEPER DIVE?

This guide covers the basics.

Every block in St. Pete has its own price trend, flood zone and school story, and none of that fits in one post. If you're actually weighing a move, or just nosy about your own street, reach out and we'll walk you through what's really happening in your specific neighborhood. 🌴

[Contact Us](#)

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