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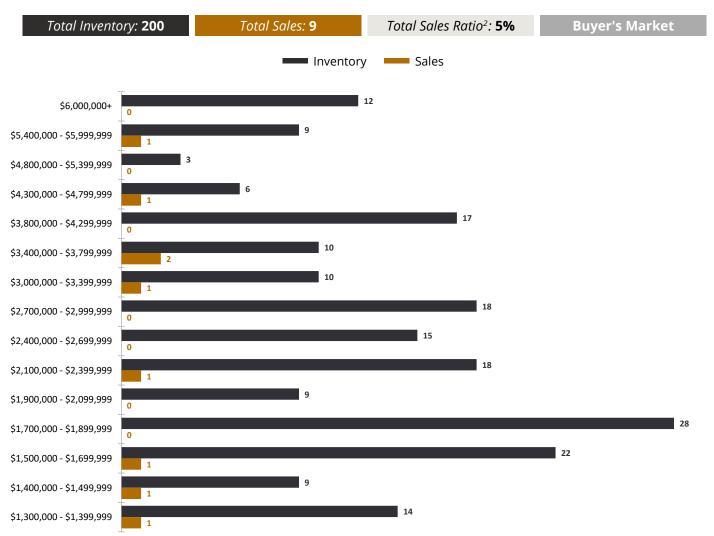
APRIL 2025

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LUXURY INVENTORY VS. SALES | MARCH 2025

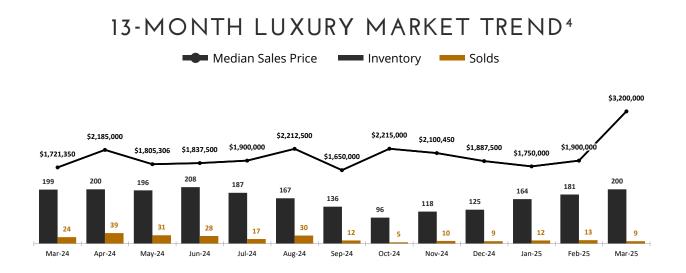


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,340,000	3	3	1	32	3%
2,000 - 2,499	NA	NA	NA	0	27	0%
2,500 - 2,999	\$1,400,000	3	2	1	37	3%
3,000 - 3,499	\$3,200,000	4	4	3	28	11%
3,500 - 3,999	NA	NA	NA	0	22	0%
4,000+	\$4,212,000	5	5	4	54	7%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

SINGLE-FAMILY HOMES Luxury Benchmark Price¹: **\$1,300,000**



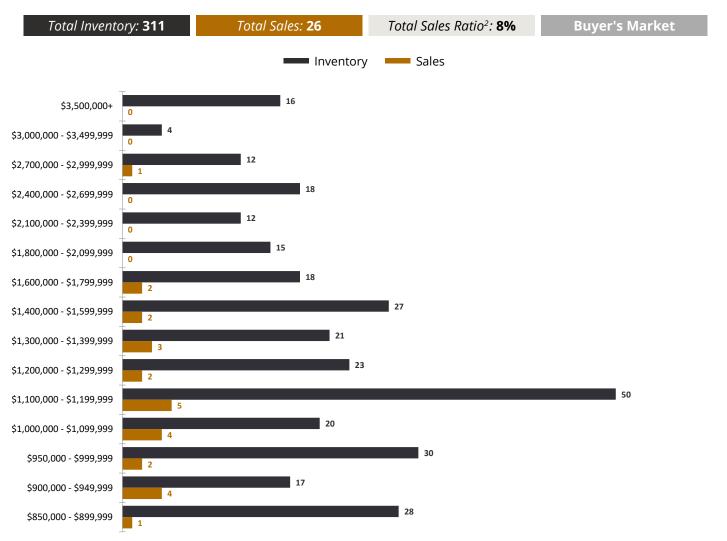
MEDIAN DATA REVIEW | MARCH



COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | MARCH 2025

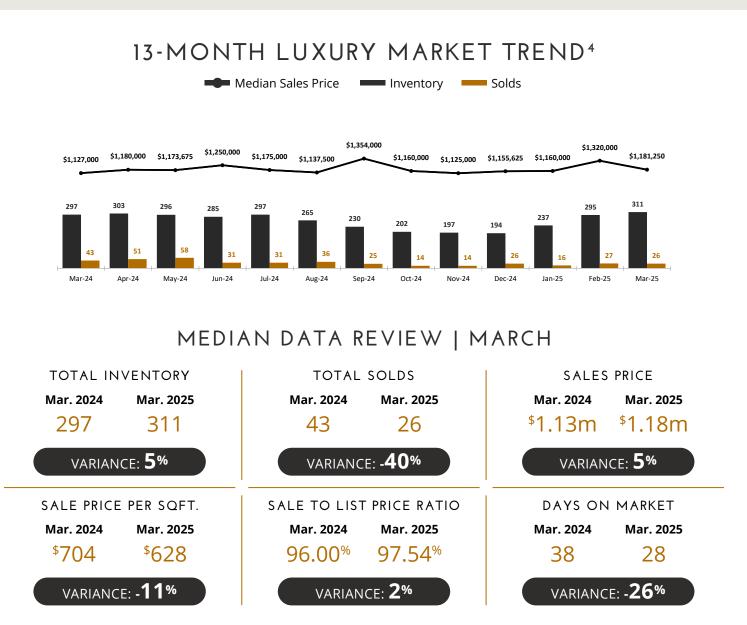
- The single-family luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **93.65% of list price** in March 2025.
- The most active price band is \$3,400,000-\$3,799,999, where the sales ratio is 20%.
- The median luxury sales price for single-family homes is \$3,200,000.
- The median days on market for March 2025 was **36** days, down from **47** in March 2024.

LUXURY INVENTORY VS. SALES | MARCH 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,050,000	2	2	7	86	8%
1,500 - 1,999	\$1,243,750	3	2	6	95	6%
2,000 - 2,499	\$1,072,500	3	3	9	58	16%
2,500 - 2,999	\$1,662,500	5	4	4	36	11%
3,000 - 3,499	NA	NA	NA	0	15	0%
3,500+	NA	NA	NA	0	21	0%

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.



COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | MARCH 2025

- The attached luxury market is a Buyer's Market with an 8% Sales Ratio.
- Homes sold for a median of **97.54% of list price** in March 2025.
- The most active price band is **\$900,000-\$949,999**, where the sales ratio is **24%**.
- The median luxury sales price for attached homes is **\$1,181,250**.
- The median days on market for March 2025 was **28** days, down from **38** in March 2024.

³Square foot table does not account for listings and solds where square foot data is not disclosed. ⁴Data reported includes Active and Sold properties and does not include Pending properties.