

SOUT

COUNT

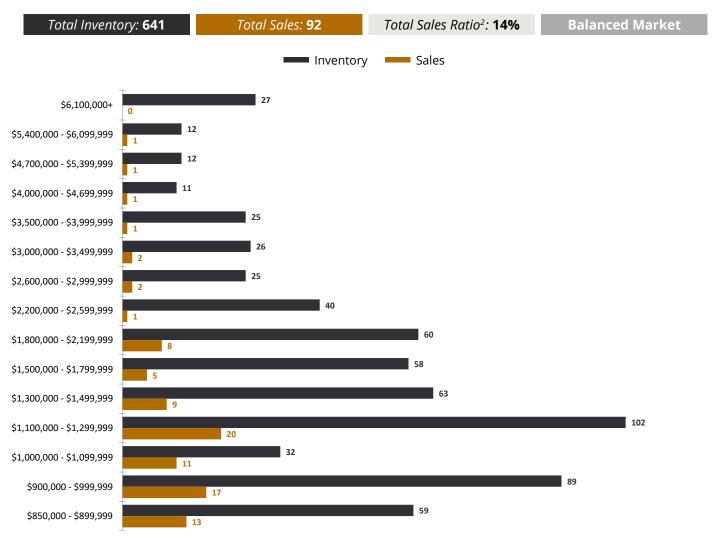
FLORIDA

APRIL 2025

www.LuxuryHomeMarketing.com

SOUTH PINELLAS COUNTY SINGLE-FAMILY HOMES

LUXURY INVENTORY VS. SALES | MARCH 2025

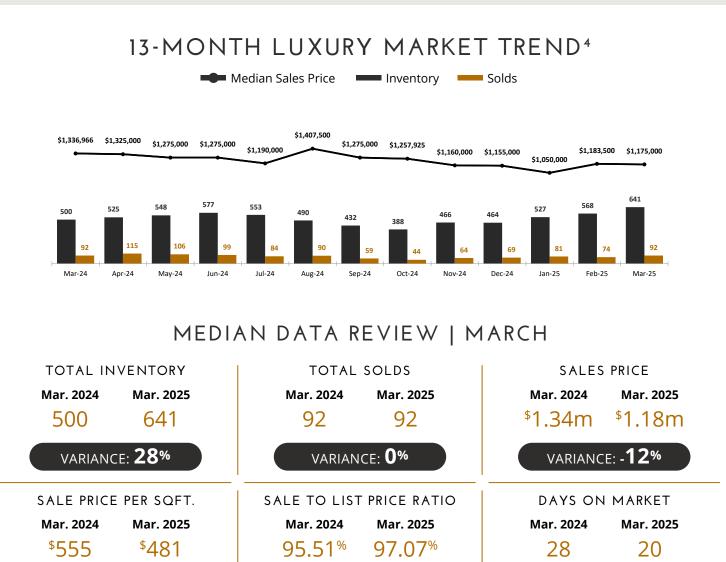


Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$969,500	3	2	2	30	7%
1,500 - 1,999	\$920,000	3	2	15	125	12%
2,000 - 2,499	\$1,047,500	3	3	26	131	20%
2,500 - 2,999	\$1,180,000	4	3	21	116	18%
3,000 - 3,499	\$1,650,000	4	4	15	80	19%
3,500+	\$2,347,357	4	5	13	159	8%

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.

SOUTH PINELLAS COUNTY SINGLE-FAMILY HOMES

VARIANCE: -29%



SOUTH PINELLAS COUNTY MARKET SUMMARY | MARCH 2025

VARIANCE: **2**%

- The single-family luxury market is a Balanced Market with a 14% Sales Ratio.
- Homes sold for a median of 97.07% of list price in March 2025.

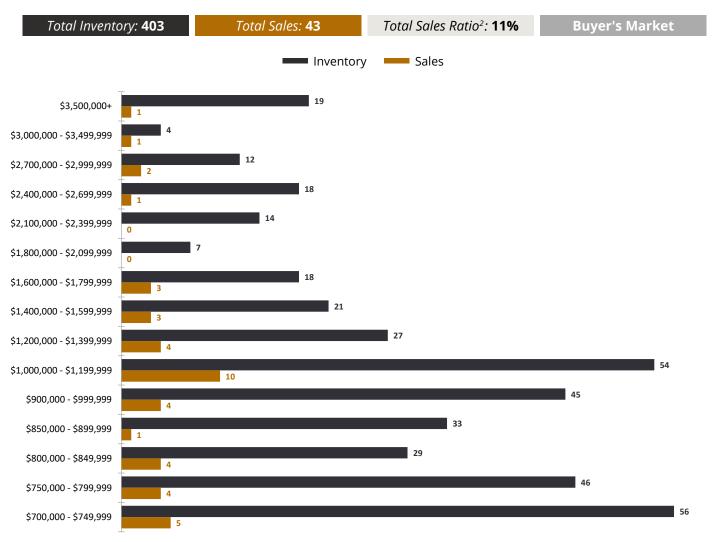
VARIANCE: -13%

- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **34%**.
- The median luxury sales price for single-family homes is **\$1,175,000**.
- The median days on market for March 2025 was **20** days, down from **28** 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.

SOUTH PINELLAS COUNTY

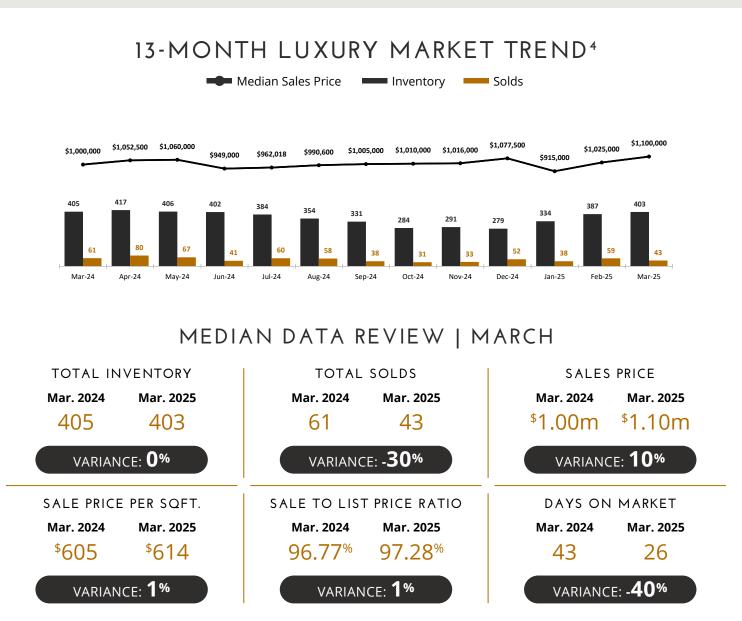
LUXURY INVENTORY VS. SALES | MARCH 2025



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	11	0%
1,000 - 1,499	\$835,000	2	2	11	112	10%
1,500 - 1,999	\$927,500	3	3	14	124	11%
2,000 - 2,499	\$1,199,000	3	3	8	85	9%
2,500 - 2,999	\$1,602,275	3	4	8	35	23%
3,000+	\$3,475,000	3	4	2	36	6%

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.

SOUTH PINELLAS COUNTY



SOUTH PINELLAS COUNTY MARKET SUMMARY | MARCH 2025

- The attached luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **97.28% of list price** in March 2025.
- The most active price band is \$3,000,000-\$3,499,999, where the sales ratio is 25%.
- The median luxury sales price for attached homes is **\$1,100,000**.
- The median days on market for March 2025 was **26** days, down from **43** 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.