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# JUNE 2025

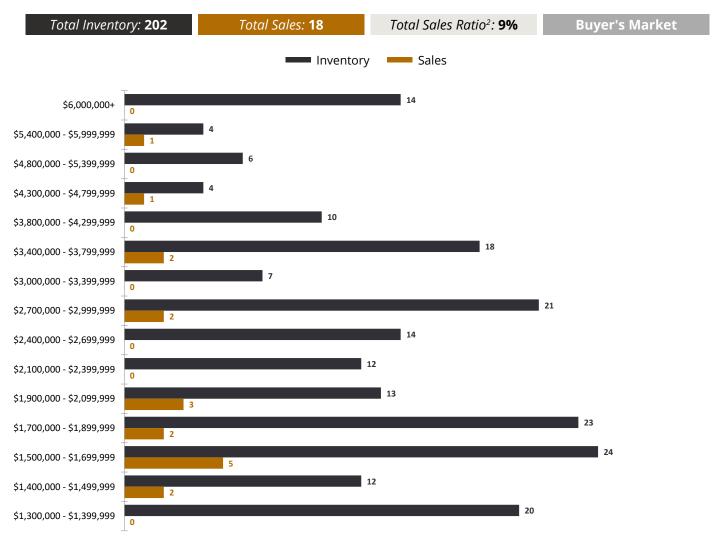
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# COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

# LUXURY INVENTORY VS. SALES | MAY 2025

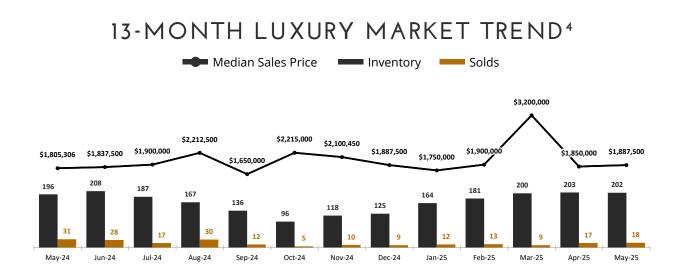


Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,625,000	3	2	4	28	14%
2,000 - 2,499	\$1,597,500	3	3	4	33	12%
2,500 - 2,999	\$1,787,500	4	3	4	36	11%
3,000 - 3,499	\$3,700,000	4	5	1	32	3%
3,500 - 3,999	\$3,150,000	5	4	2	21	10%
4,000+	\$4,487,420	4	5	3	52	6%

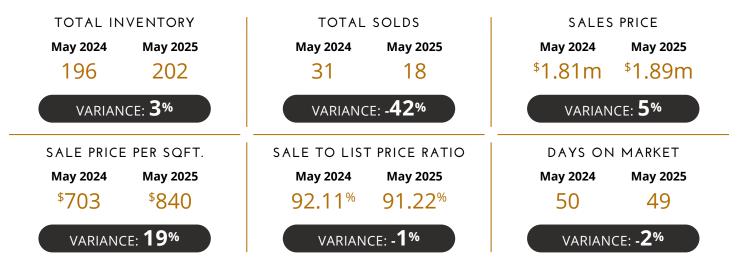
<sup>1</sup> The luxury threshold price is set by The Institute for Luxury Home Marketing. <sup>2</sup>Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS<sup>®</sup> data reported previous month's sales exceeded current inventory.

# COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

Luxury Benchmark Price<sup>1</sup>: \$1,300,000



#### MEDIAN DATA REVIEW | MAY

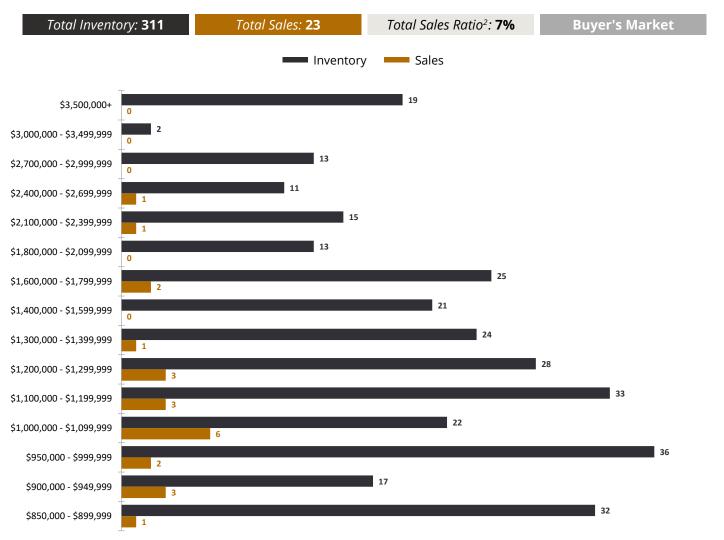


## COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | MAY 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **91.22% of list price** in May 2025.
- The most active price bands are \$4,300,000-\$4,799,999 and \$5,400,000-\$5,999,999, where the sales ratio is 25%.
- The median luxury sales price for single-family homes is \$1,887,500.
- The median days on market for May 2025 was 49 days, down from 50 in May 2024.

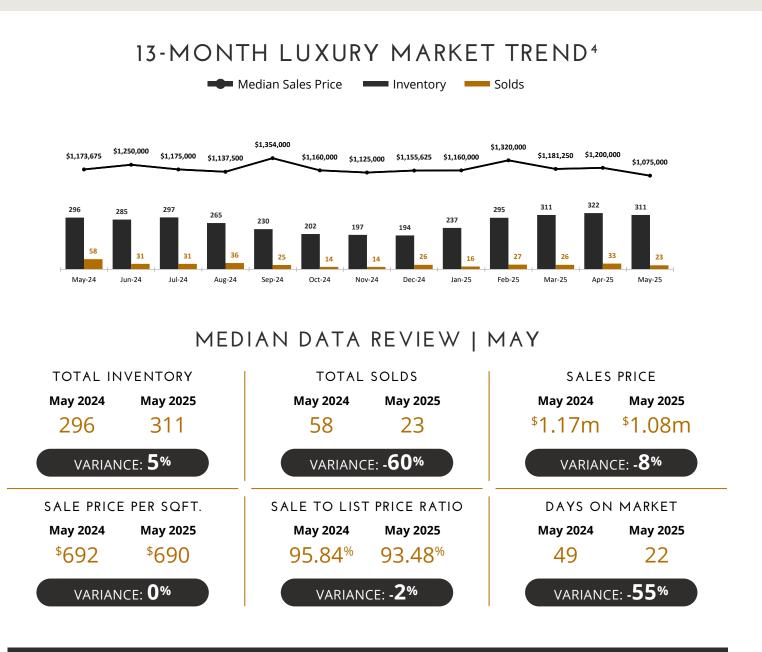
<sup>3</sup>Square foot table does not account for listings and solds where square foot data is not disclosed. <sup>4</sup>Data reported includes Active and Sold properties and does not include Pending properties.

# LUXURY INVENTORY VS. SALES | MAY 2025



Square Feet <sup>3</sup> -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,050,000	3	2	9	88	10%
1,500 - 1,999	\$1,067,500	2	2	6	104	6%
2,000 - 2,499	\$1,240,000	3	3	7	54	13%
2,500 - 2,999	NA	NA	NA	0	31	0%
3,000 - 3,499	NA	NA	NA	0	15	0%
3,500+	\$2,500,000	4	5	1	19	5%

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



## COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | MAY 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **93.48% of list price** in May 2025.
- The most active price band is \$1,000,000-\$1,099,999, where the sales ratio is 27%.
- The median luxury sales price for attached homes is **\$1,075,000**.
- The median days on market for May 2025 was 22 days, down from 49 in May 2024.

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