



SOUTH PINELLAS
COUNTY
FLORIDA

LUXURY INVENTORY VS. SALES | JUNE 2025

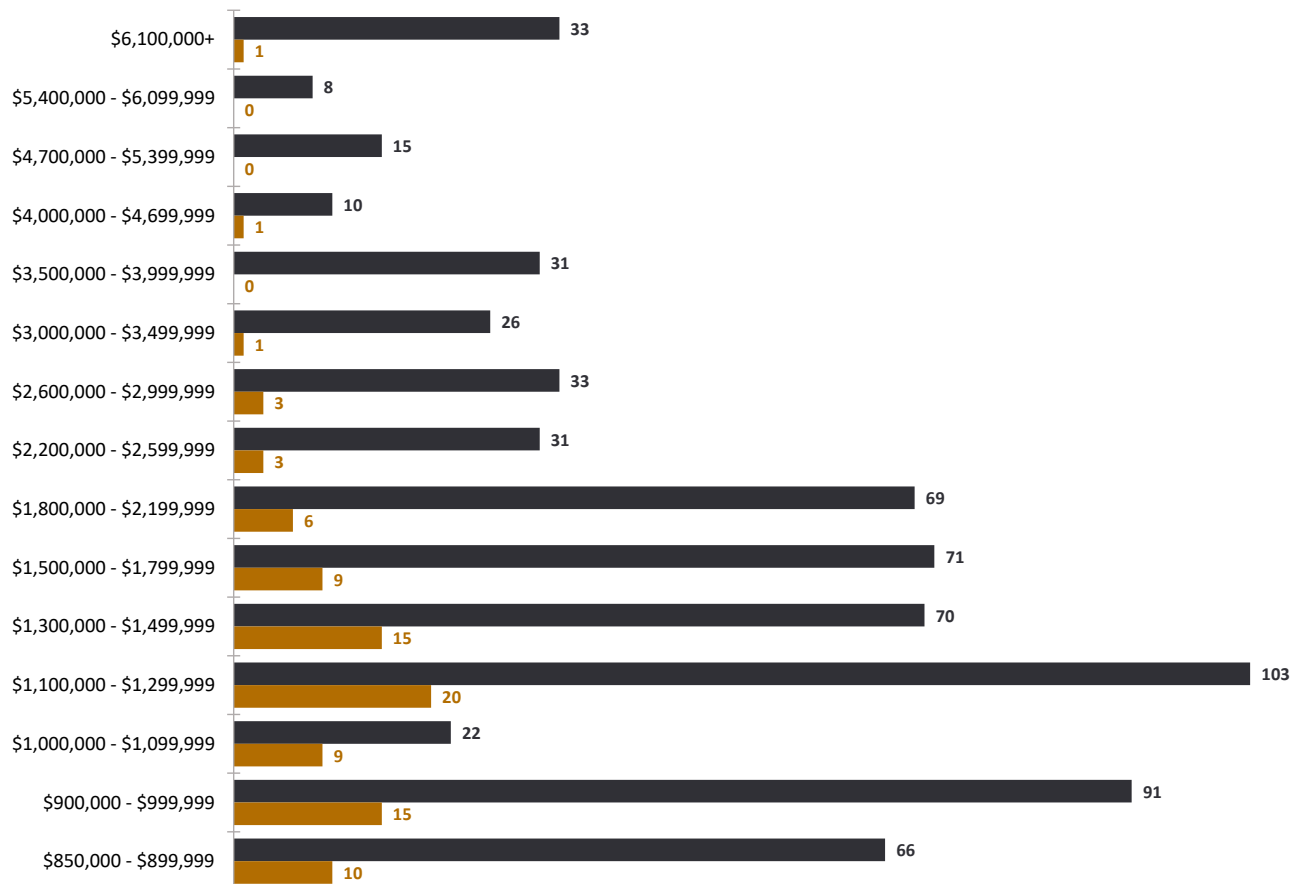
Total Inventory: 679

Total Sales: 93

Total Sales Ratio²: 14%

Balanced Market

Inventory Sales



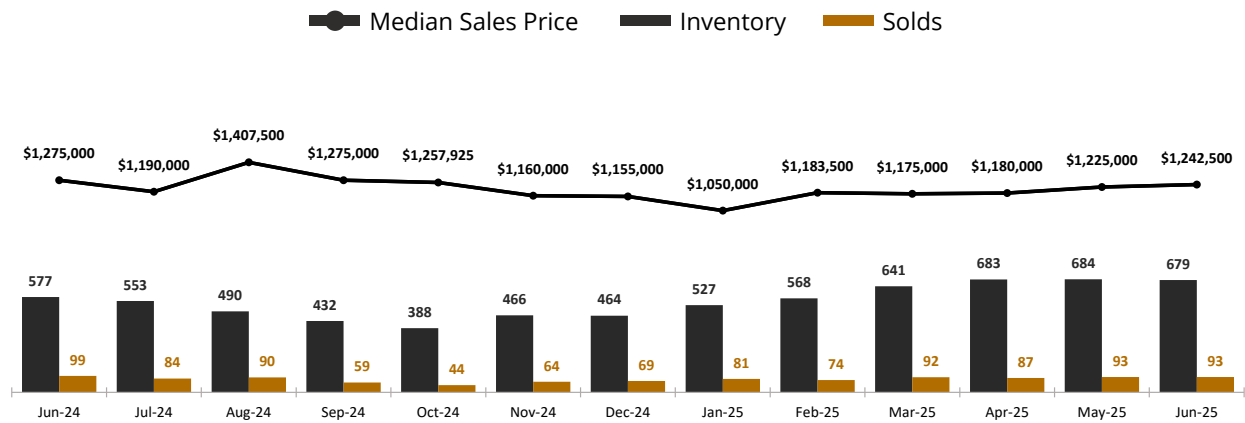
| Square Feet ³ -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 1,499 | \$888,500 | 3 | 3 | 4 | 25 | 16% |
| 1,500 - 1,999 | \$1,042,275 | 3 | 2 | 12 | 114 | 11% |
| 2,000 - 2,499 | \$985,000 | 4 | 3 | 16 | 141 | 11% |
| 2,500 - 2,999 | \$1,297,500 | 4 | 4 | 24 | 127 | 19% |
| 3,000 - 3,499 | \$1,395,000 | 4 | 4 | 24 | 99 | 24% |
| 3,500+ | \$1,649,000 | 4 | 4 | 13 | 173 | 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

Luxury Benchmark Price¹: \$850,000

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024: 577
Jun. 2025: 679

VARIANCE: **18%**

TOTAL SOLDs

Jun. 2024: 99
Jun. 2025: 93

VARIANCE: **-6%**

SALES PRICE

Jun. 2024: \$1.28m
Jun. 2025: \$1.24m

VARIANCE: **-3%**

SALE PRICE PER SQFT.

Jun. 2024: \$565
Jun. 2025: \$482

VARIANCE: **-15%**

SALE TO LIST PRICE RATIO

Jun. 2024: 96.99%
Jun. 2025: 95.91%

VARIANCE: **-1%**

DAYS ON MARKET

Jun. 2024: 32
Jun. 2025: 42

VARIANCE: **31%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | JUNE 2025

- The single-family luxury market is a **Balanced Market** with a **14% Sales Ratio**.
- Homes sold for a median of **95.91% of list price** in June 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **41%**.
- The median luxury sales price for single-family homes is **\$1,242,500**.
- The median days on market for June 2025 was **42** days, up from **32** in June 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.

LUXURY INVENTORY VS. SALES | JUNE 2025

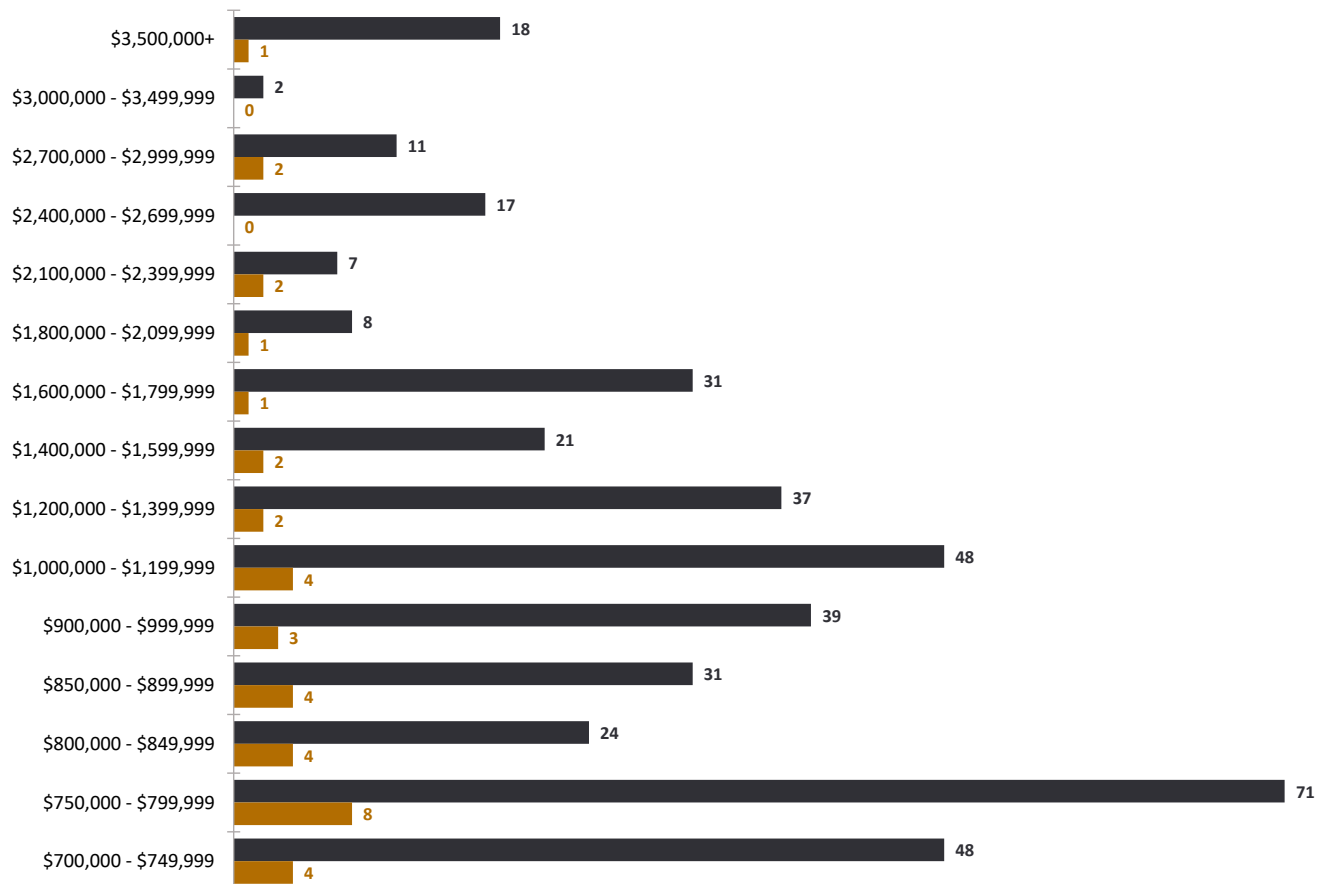
Total Inventory: 413

Total Sales: 38

Total Sales Ratio²: 9%

Buyer's Market

Inventory Sales



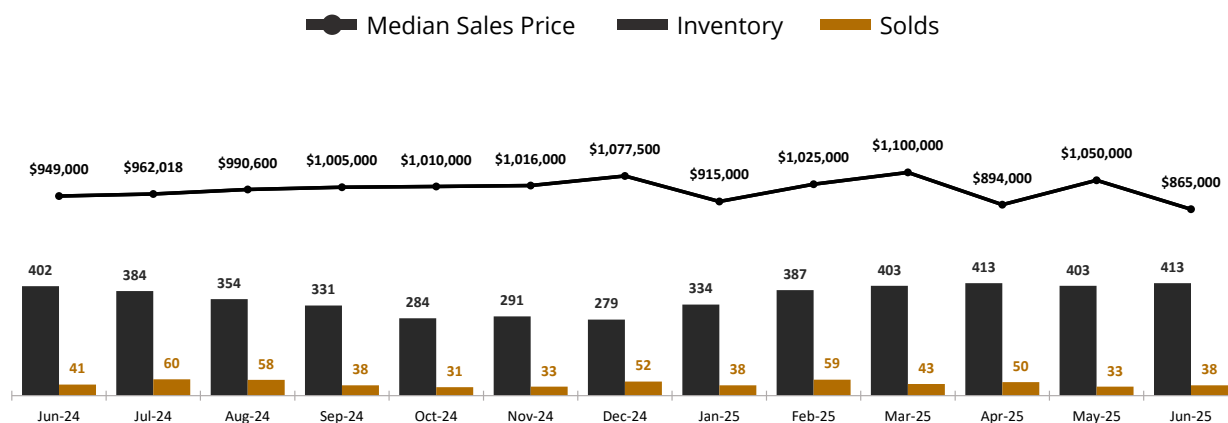
| Square Feet ³ -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 999 | NA | NA | NA | 0 | 25 | 0% |
| 1,000 - 1,499 | \$816,000 | 2 | 2 | 17 | 115 | 15% |
| 1,500 - 1,999 | \$860,000 | 2 | 2 | 11 | 136 | 8% |
| 2,000 - 2,499 | \$1,495,000 | 3 | 4 | 7 | 73 | 10% |
| 2,500 - 2,999 | \$2,225,000 | 3 | 4 | 2 | 28 | 7% |
| 3,000+ | \$2,300,000 | 3 | 4 | 1 | 36 | 3% |

¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales 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

ATTACHED HOMES
Luxury Benchmark Price¹: **\$700,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JUNE

TOTAL INVENTORY

Jun. 2024
402

Jun. 2025
413

VARIANCE: **3%**

TOTAL SOLDs

Jun. 2024
41

Jun. 2025
38

VARIANCE: **-7%**

SALES PRICE

Jun. 2024
\$949k

Jun. 2025
\$865k

VARIANCE: **-9%**

SALE PRICE PER SQFT.

Jun. 2024
\$601

Jun. 2025
\$621

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Jun. 2024
96.44%

Jun. 2025
95.98%

VARIANCE: **0%**

DAYS ON MARKET

Jun. 2024
48

Jun. 2025
35

VARIANCE: **-27%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | JUNE 2025

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **95.98% of list price** in June 2025.
- The most active price band is **\$2,100,000-\$2,399,999**, where the sales ratio is **29%**.
- The median luxury sales price for attached homes is **\$865,000**.
- The median days on market for June 2025 was **35** days, down from **48** in June 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.