

COASTAL PINELLAS
COUNTY WEST
FLORIDA

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$1,300,000**

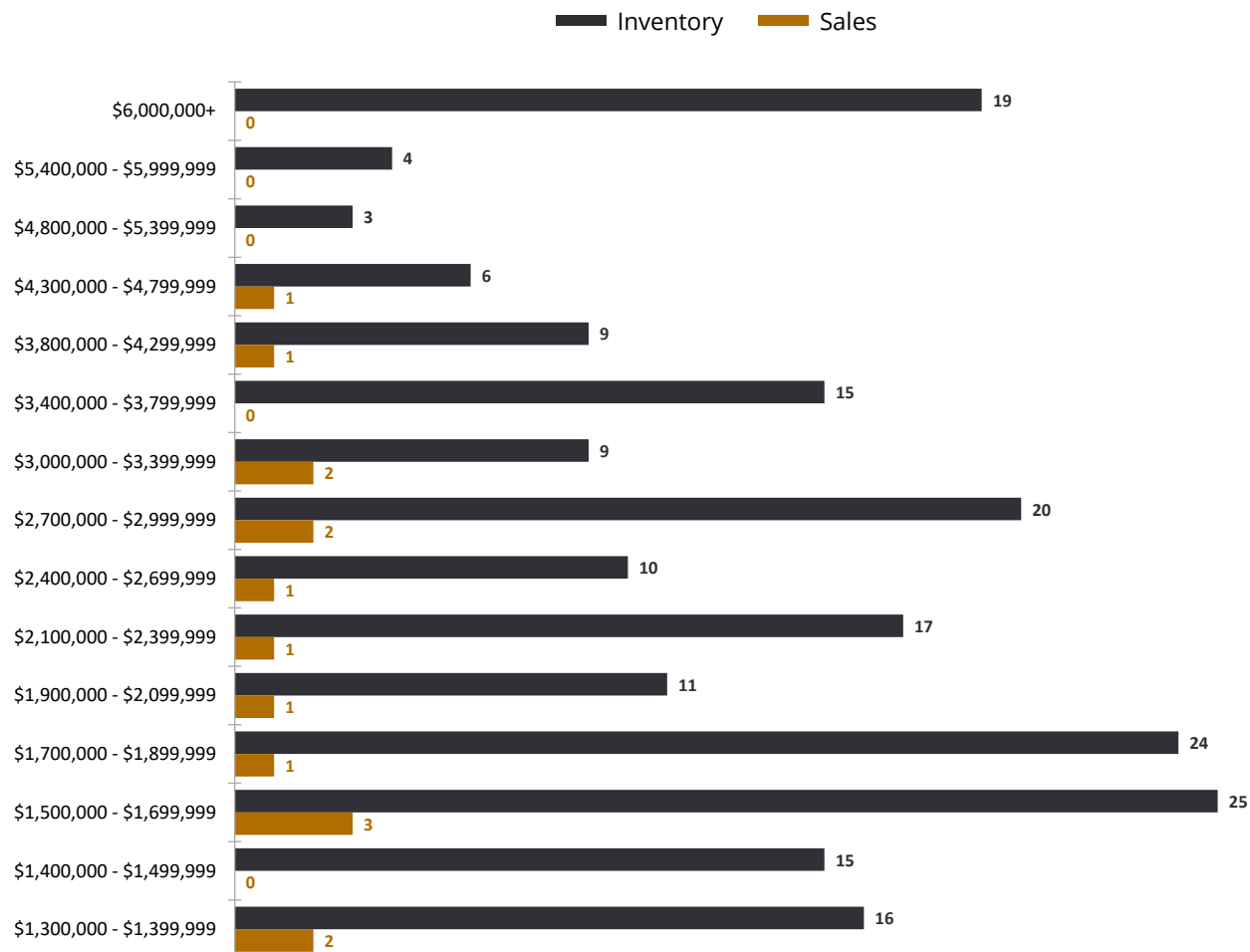
LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **203**

Total Sales: **15**

Total Sales Ratio²: **7%**

Buyer's Market



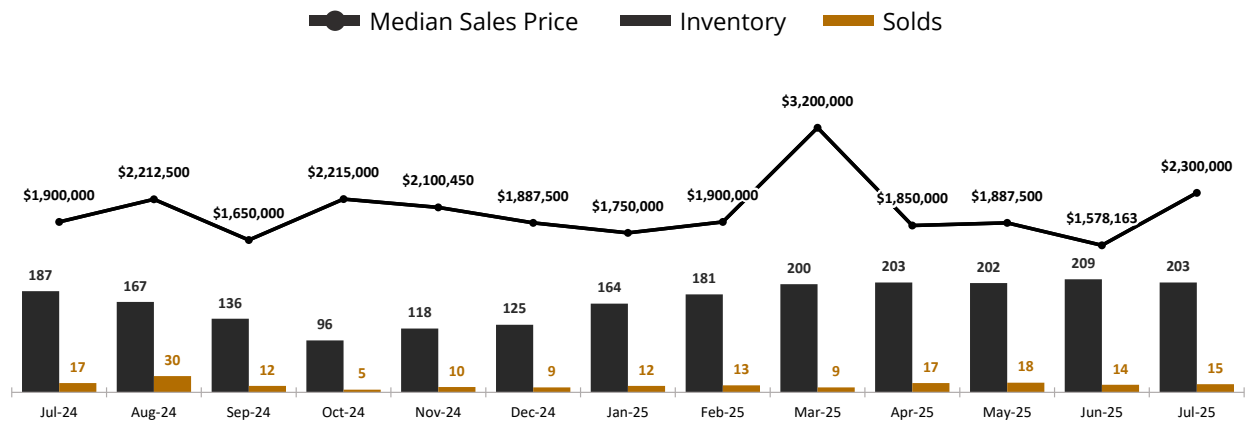
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	NA	NA	NA	0	28	0%
2,000 - 2,499	\$1,657,500	3	3	4	33	12%
2,500 - 2,999	\$1,360,000	4	4	3	31	10%
3,000 - 3,499	NA	NA	NA	0	33	0%
3,500 - 3,999	\$2,750,000	4	4	3	23	13%
4,000+	\$3,100,000	4	5	5	55	9%

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

Luxury Benchmark Price¹: **\$1,300,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
187 203

VARIANCE: **9%**

TOTAL SOLDs

Jul. 2024 Jul. 2025
17 15

VARIANCE: **-12%**

SALES PRICE

Jul. 2024 Jul. 2025
\$1.90m \$2.30m

VARIANCE: **21%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$698 \$695

VARIANCE: **0%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
94.15% 96.25%

VARIANCE: **2%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
57 79

VARIANCE: **39%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.25% of list price** in July 2025.
- The most active price band is **\$3,000,000-\$3,399,999**, where the sales ratio is **22%**.
- The median luxury sales price for single-family homes is **\$2,300,000**.
- The median days on market for July 2025 was **79** days, up from **57** in July 2024.

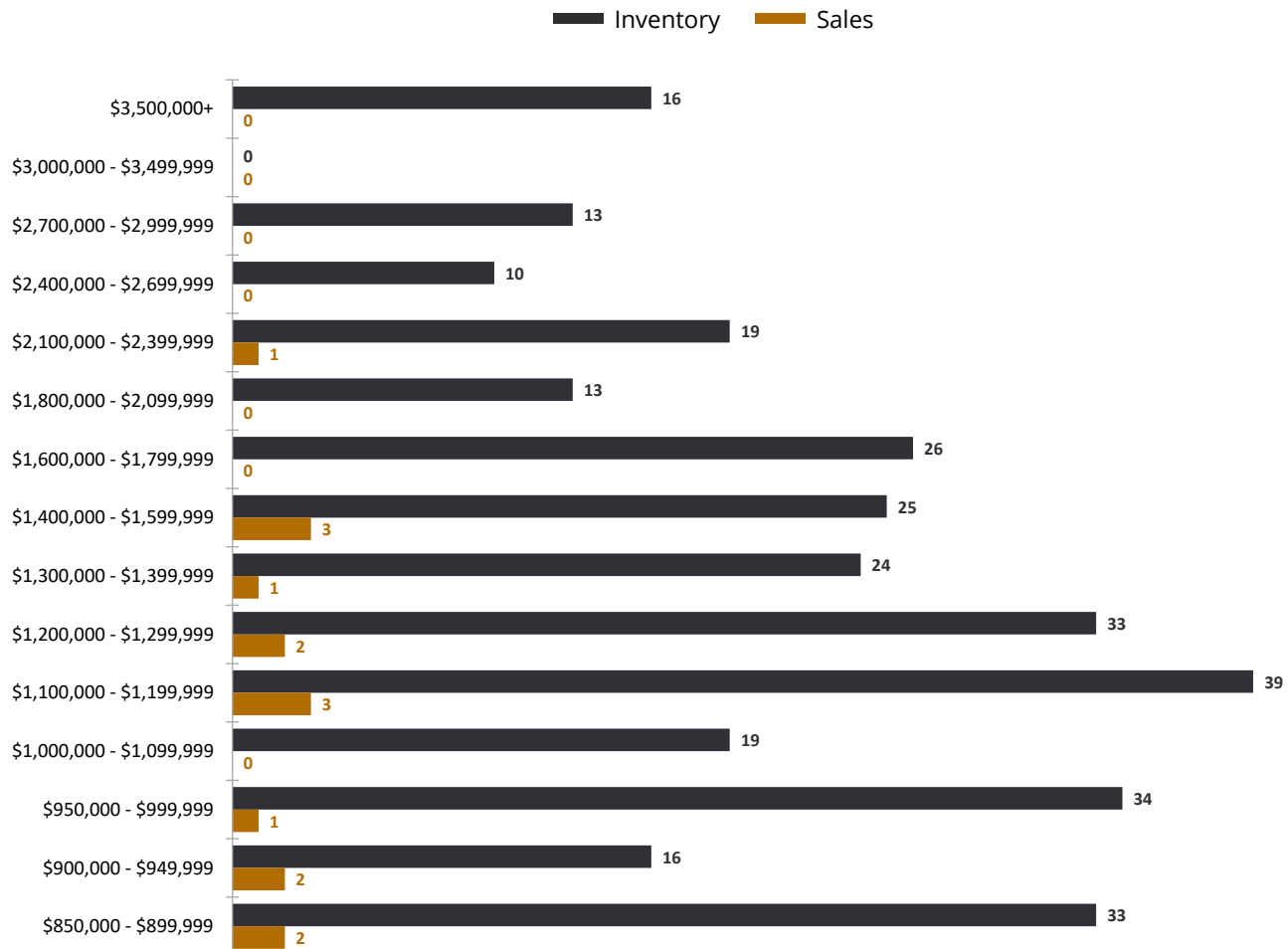
³Square foot table does not account for listings and solds where square foot data is not disclosed.

⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JULY 2025

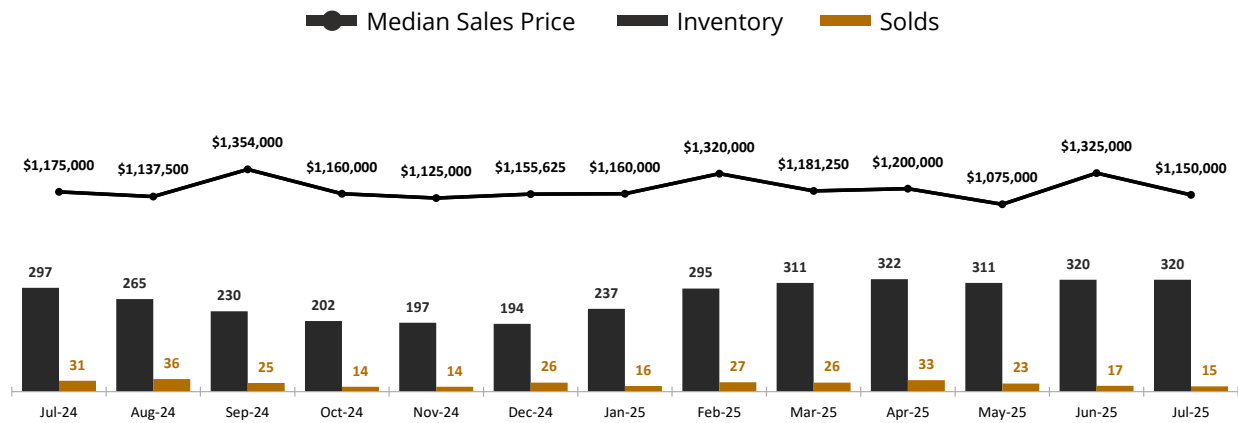
Total Inventory: **320**Total Sales: **15**Total Sales Ratio²: **5%**

Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,052,500	3	2	4	86	5%
1,500 - 1,999	\$1,020,000	3	3	6	118	5%
2,000 - 2,499	\$1,290,000	3	4	2	59	3%
2,500 - 2,999	\$1,400,000	4	4	3	27	11%
3,000 - 3,499	NA	NA	NA	0	9	0%
3,500+	NA	NA	NA	0	21	0%

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.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024	Jul. 2025
297	320

VARIANCE: **8%**

TOTAL SOLD

Jul. 2024	Jul. 2025
31	15

VARIANCE: **-52%**

SALES PRICE

Jul. 2024	Jul. 2025
\$1.18m	\$1.15m

VARIANCE: **-2%**

SALE PRICE PER SQFT.

Jul. 2024	Jul. 2025
\$644	\$638

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jul. 2024	Jul. 2025
94.44%	95.83%

VARIANCE: **1%**

DAYS ON MARKET

Jul. 2024	Jul. 2025
91	59

VARIANCE: **-35%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **95.83% of list price** in July 2025.
- The most active price band is **\$900,000-\$949,999**, where the sales ratio is **13%**.
- The median luxury sales price for attached homes is **\$1,150,000**.
- The median days on market for July 2025 was **59** days, down from **91** in July 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.