

COASTAL PINELLAS
COUNTY WEST
FLORIDA

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

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

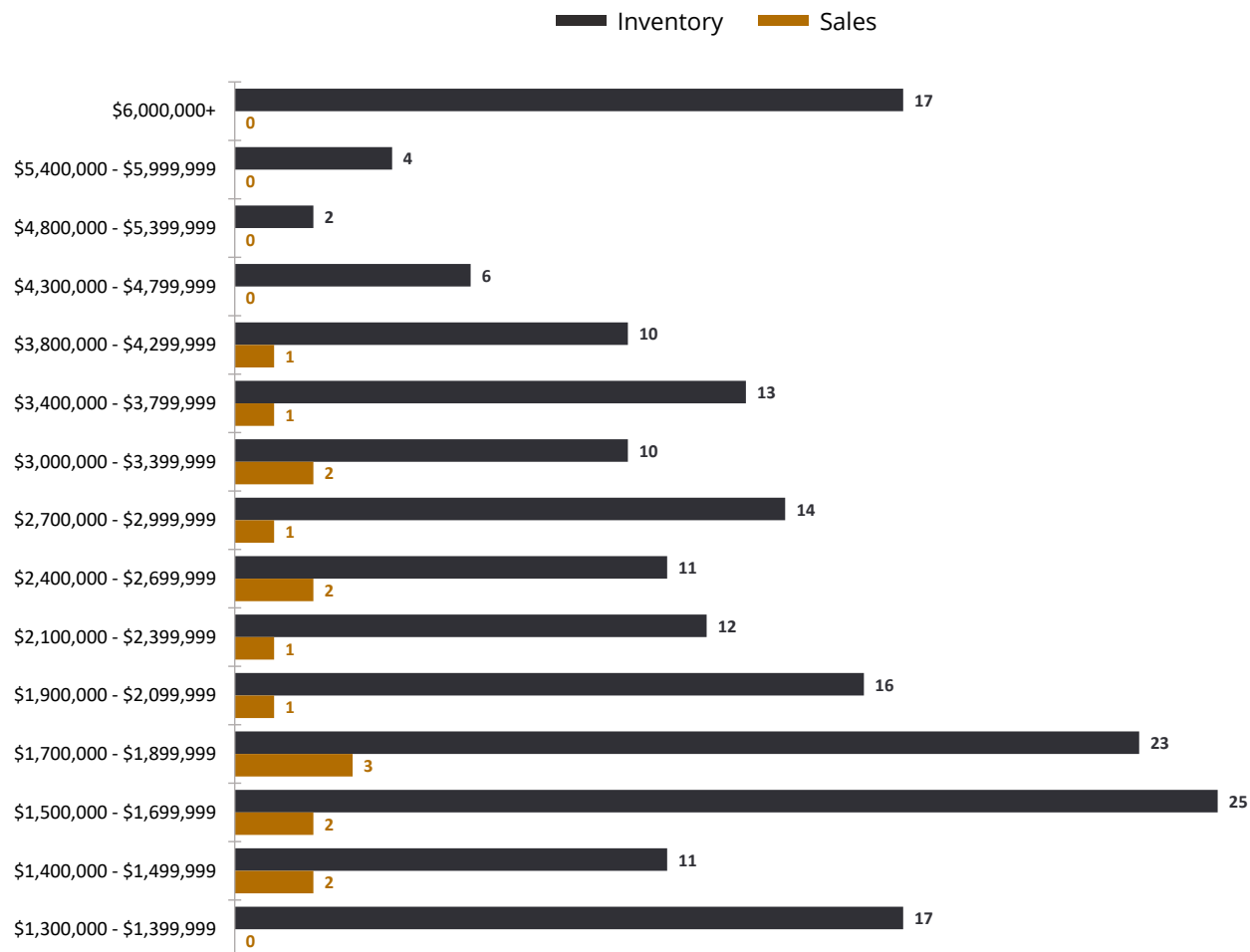
LUXURY INVENTORY VS. SALES | AUGUST 2025

Total Inventory: **191**

Total Sales: **16**

Total Sales Ratio²: **8%**

Buyer's Market



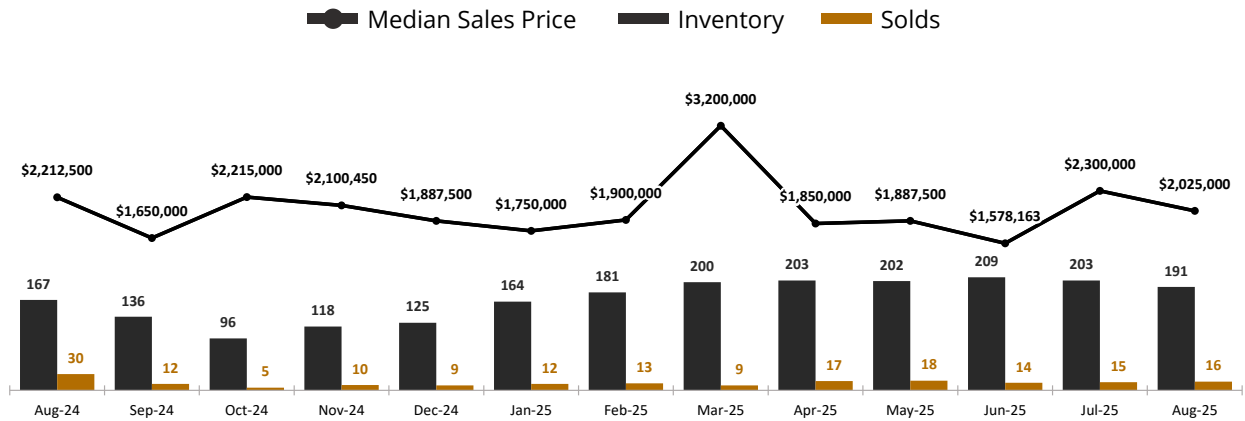
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,850,000	3	3	3	27	11%
2,000 - 2,499	\$1,950,000	3	3	3	30	10%
2,500 - 2,999	\$1,692,500	4	3	4	32	13%
3,000 - 3,499	\$4,037,000	6	4	1	30	3%
3,500 - 3,999	\$2,725,000	4	4	2	23	9%
4,000+	\$3,085,000	4	5	3	49	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.

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024: **167**
Aug. 2025: **191**

VARIANCE: **14%**

TOTAL SOLD

Aug. 2024: **30**
Aug. 2025: **16**

VARIANCE: **-47%**

SALES PRICE

Aug. 2024: **\$2.21m**
Aug. 2025: **\$2.03m**

VARIANCE: **-8%**

SALE PRICE PER SQFT.

Aug. 2024: **\$853**
Aug. 2025: **\$755**

VARIANCE: **-11%**

SALE TO LIST PRICE RATIO

Aug. 2024: **92.44%**
Aug. 2025: **94.02%**

VARIANCE: **2%**

DAYS ON MARKET

Aug. 2024: **76**
Aug. 2025: **122**

VARIANCE: **61%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | AUGUST 2025

- The single-family luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.02% of list price** in August 2025.
- The most active price band is **\$3,000,000-\$3,399,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is **\$2,025,000**.
- The median days on market for August 2025 was **122** days, up from **76** in August 2024.

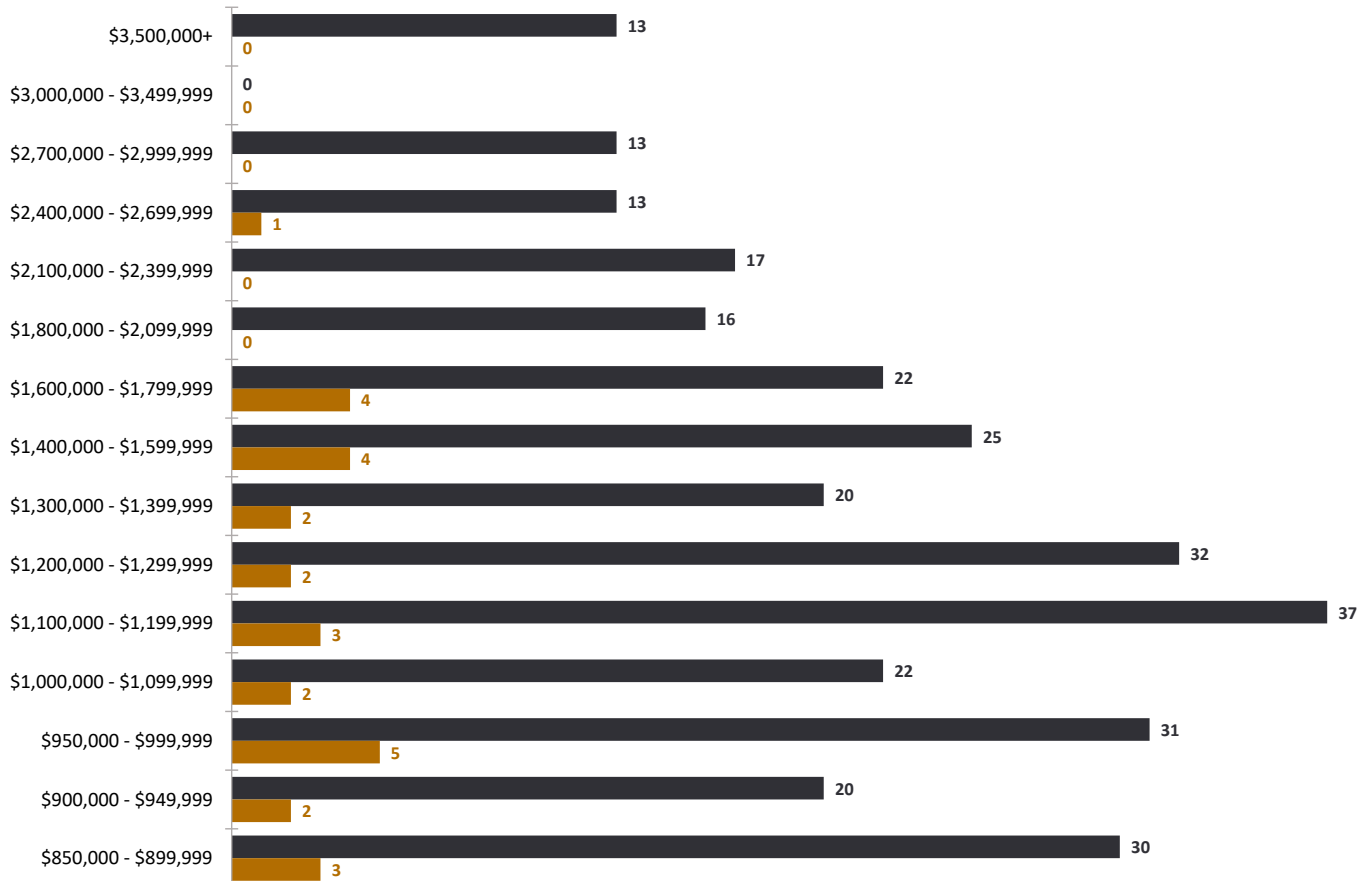
³Square foot table does not account for listings and solds where square foot data is not disclosed.

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

LUXURY INVENTORY VS. SALES | AUGUST 2025

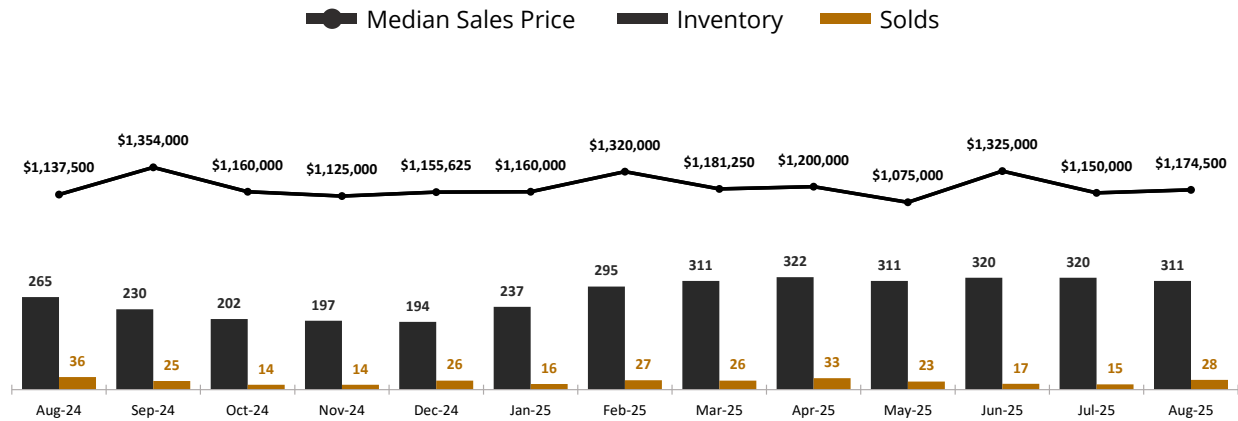
Total Inventory: 311**Total Sales: 28****Total Sales Ratio²: 9%****Buyer's Market**

Inventory Sales



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$977,500	3	2	10	84	12%
1,500 - 1,999	\$1,100,000	3	3	7	109	6%
2,000 - 2,499	\$1,393,000	3	3	5	65	8%
2,500 - 2,999	\$1,597,500	4	3	4	21	19%
3,000 - 3,499	\$2,100,000	4	5	2	11	18%
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.

13-MONTH LUXURY MARKET TREND⁴

MEDIAN DATA REVIEW | AUGUST

TOTAL INVENTORY

Aug. 2024	Aug. 2025
265	311

VARIANCE: **17%**

TOTAL SOLD

Aug. 2024	Aug. 2025
36	28

VARIANCE: **-22%**

SALES PRICE

Aug. 2024	Aug. 2025
\$1.14m	\$1.17m

VARIANCE: **3%**

SALE PRICE PER SQFT.

Aug. 2024	Aug. 2025
\$711	\$669

VARIANCE: **-6%**

SALE TO LIST PRICE RATIO

Aug. 2024	Aug. 2025
97.14%	94.00%

VARIANCE: **-3%**

DAYS ON MARKET

Aug. 2024	Aug. 2025
41	64

VARIANCE: **56%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | AUGUST 2025

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.00% of list price** in August 2025.
- The most active price band is **\$1,600,000-\$1,799,999**, where the sales ratio is **18%**.
- The median luxury sales price for attached homes is **\$1,174,500**.
- The median days on market for August 2025 was **64** days, up from **41** in August 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.