

SOUTH PINELLAS
COUNTY
FLORIDA

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$850,000**

LUXURY INVENTORY VS. SALES | JULY 2025

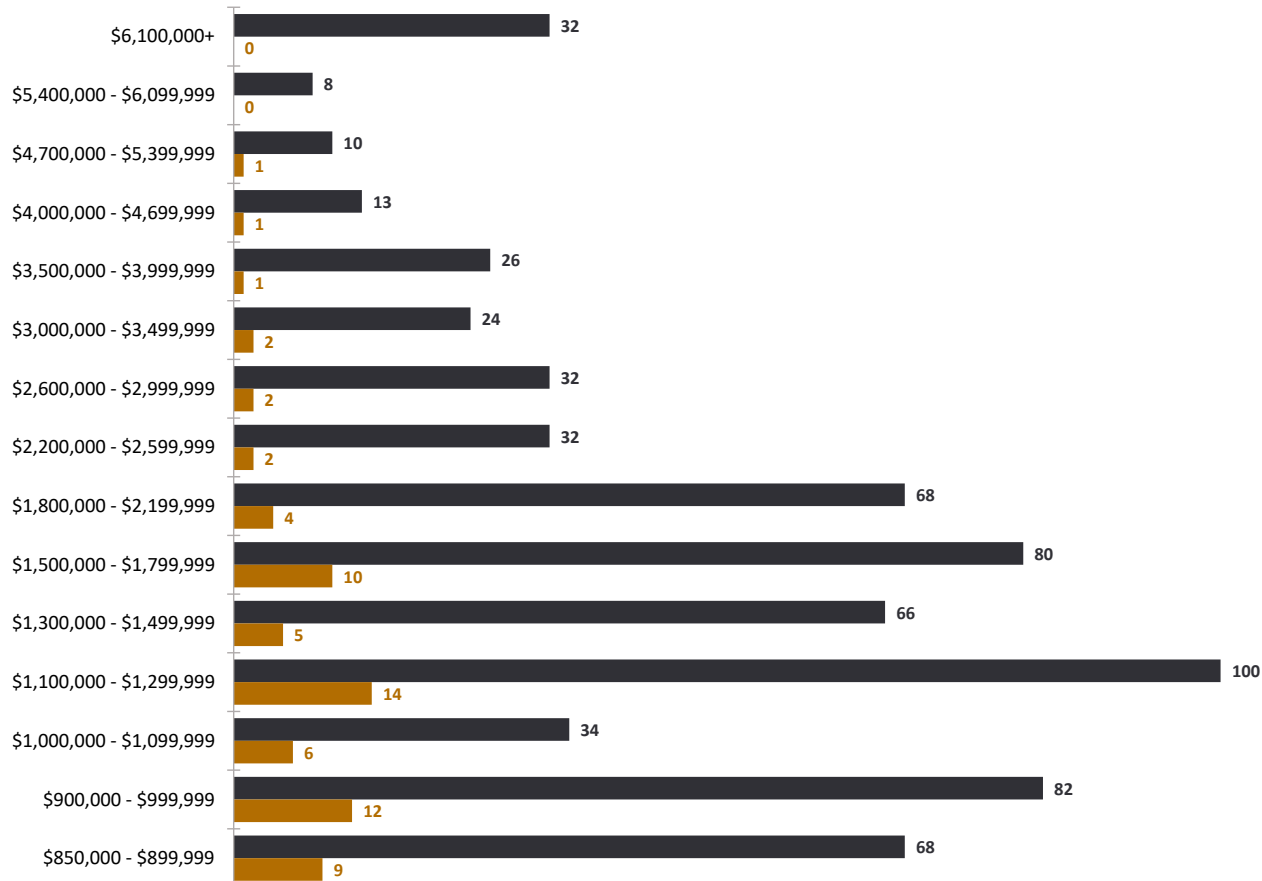
Total Inventory: **675**

Total Sales: **69**

Total Sales Ratio²: **10%**

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	\$985,000	3	2	3	25	12%
1,500 - 1,999	\$1,000,000	3	2	9	117	8%
2,000 - 2,499	\$1,100,000	3	3	19	136	14%
2,500 - 2,999	\$1,177,500	4	3	14	128	11%
3,000 - 3,499	\$1,314,000	4	4	10	91	11%
3,500+	\$2,222,500	5	5	14	177	8%

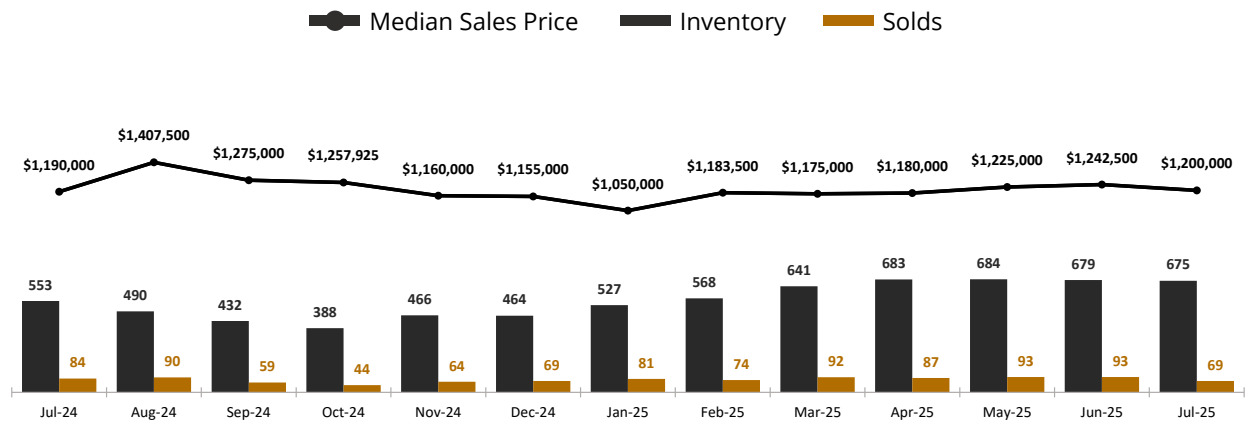
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price¹: **\$850,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
553 675

VARIANCE: **22%**

TOTAL SOLDs

Jul. 2024 Jul. 2025
84 69

VARIANCE: **-18%**

SALES PRICE

Jul. 2024 Jul. 2025
\$1.19m \$1.20m

VARIANCE: **1%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$531 \$497

VARIANCE: **-6%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
95.71% 95.29%

VARIANCE: **0%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
49 63

VARIANCE: **29%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | JULY 2025

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **95.29% of list price** in July 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **18%**.
- The median luxury sales price for single-family homes is **\$1,200,000**.
- The median days on market for July 2025 was **63** days, up from **49** in July 2024.

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

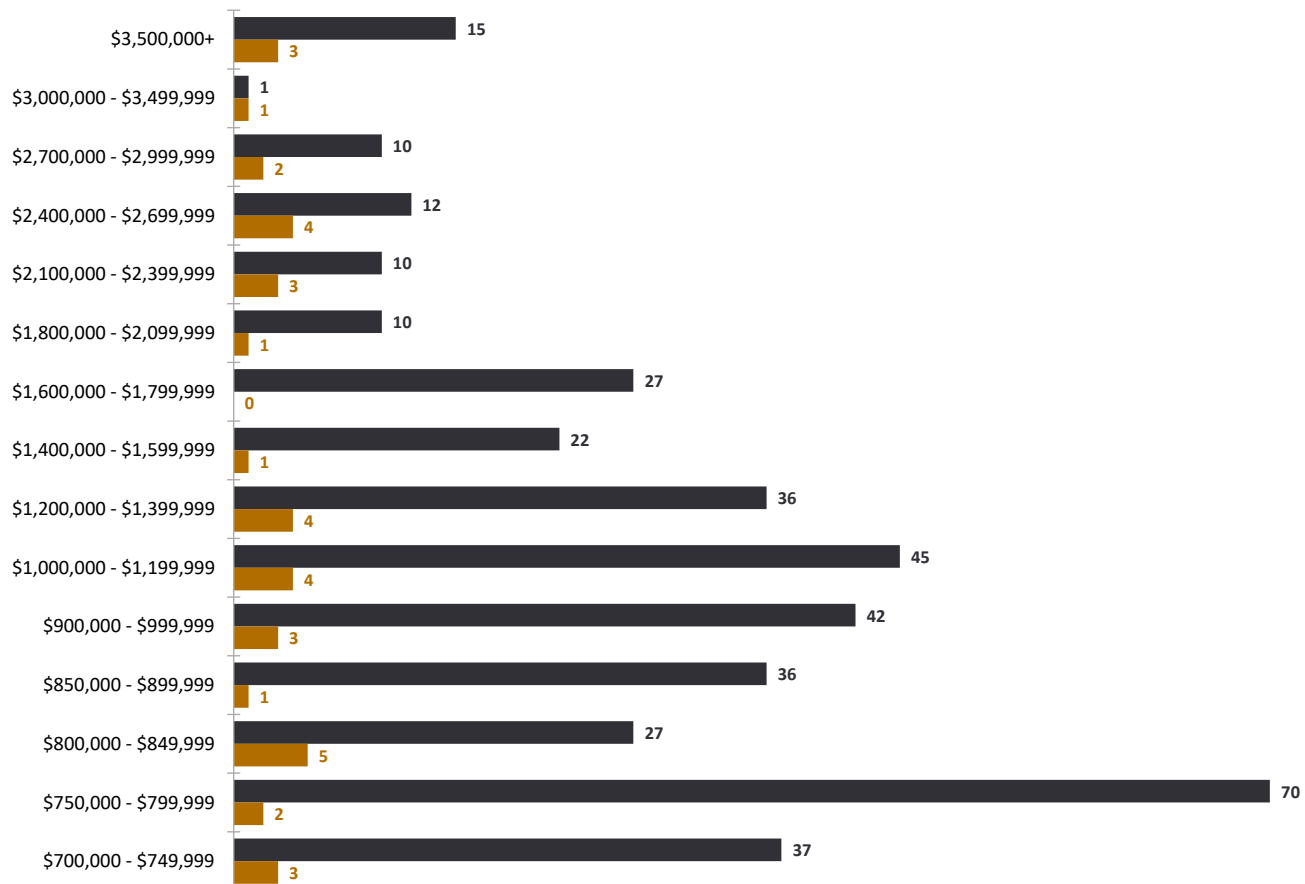
⁴Data reported includes Active and Sold properties and does not include Pending properties.

LUXURY INVENTORY VS. SALES | JULY 2025

Total Inventory: **400**Total Sales: **37**Total Sales Ratio²: **9%**

Buyer's Market

Inventory Sales



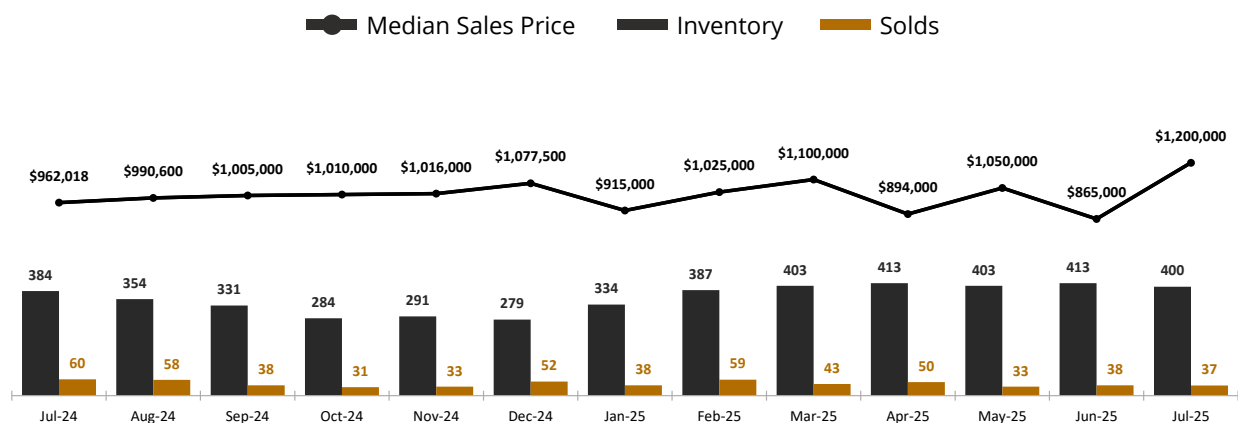
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	24	0%
1,000 - 1,499	\$815,000	2	2	10	106	9%
1,500 - 1,999	\$940,000	3	3	8	129	6%
2,000 - 2,499	\$2,200,000	3	3	12	86	14%
2,500 - 2,999	\$2,525,783	3	4	3	29	10%
3,000+	\$4,670,000	3	4	4	26	15%

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 | JULY

TOTAL INVENTORY

Jul. 2024 Jul. 2025
384 400

VARIANCE: **4%**

TOTAL SOLDs

Jul. 2024 Jul. 2025
60 37

VARIANCE: **-38%**

SALES PRICE

Jul. 2024 Jul. 2025
\$962k \$1.20m

VARIANCE: **25%**

SALE PRICE PER SQFT.

Jul. 2024 Jul. 2025
\$602 \$704

VARIANCE: **17%**

SALE TO LIST PRICE RATIO

Jul. 2024 Jul. 2025
96.66% 95.65%

VARIANCE: **-1%**

DAYS ON MARKET

Jul. 2024 Jul. 2025
62 45

VARIANCE: **-27%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | JULY 2025

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **95.65% of list price** in July 2025.
- The most active price band is **\$3,000,000-\$3,499,999**, where the sales ratio is **100%**.
- The median luxury sales price for attached homes is **\$1,200,000**.
- The median days on market for July 2025 was **45** days, down from **62** 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.