

COASTAL PINELLAS
COUNTY WEST
FLORIDA

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

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

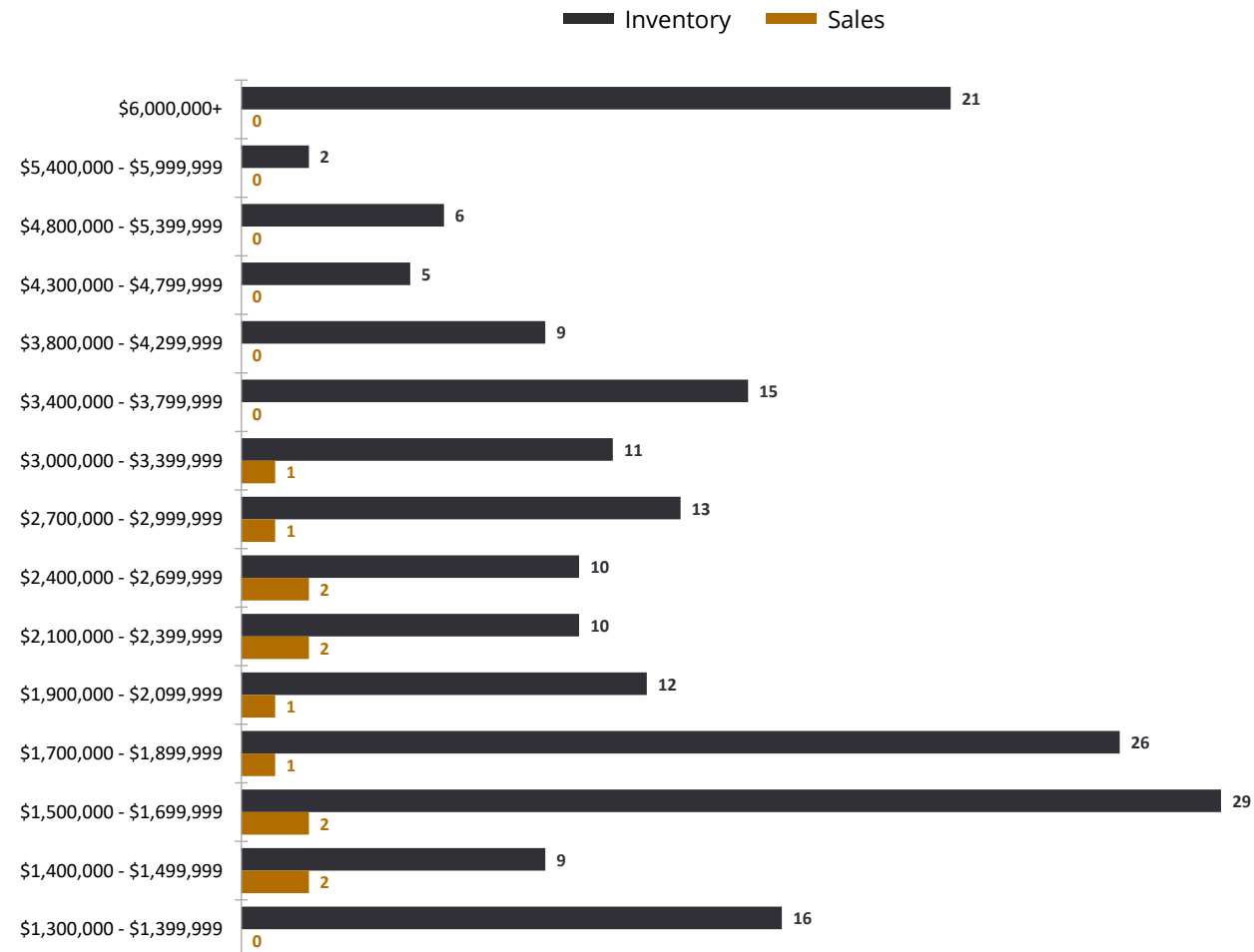
LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

Total Inventory: **194**

Total Sales: **12**

Total Sales Ratio²: **6%**

Buyer's Market



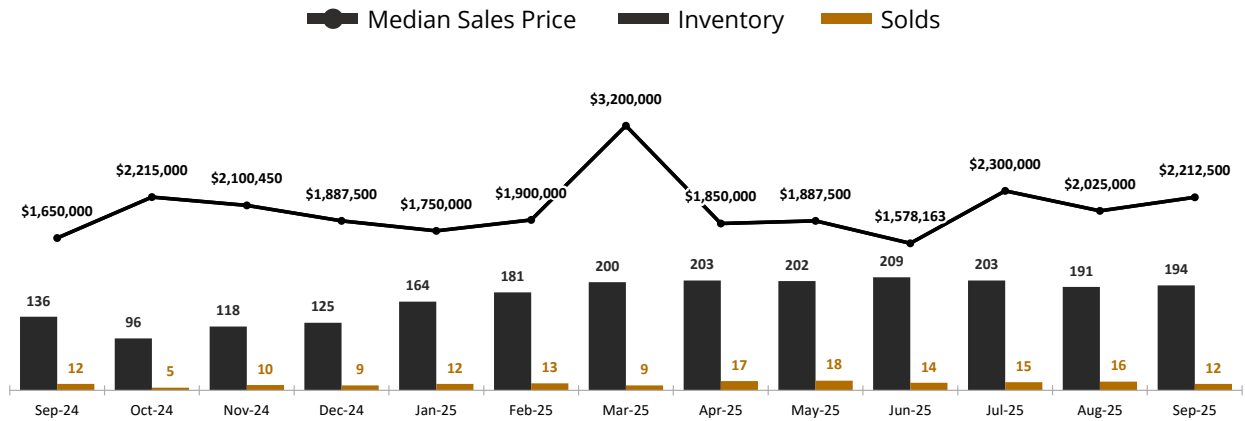
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,549,950	4	3	2	24	8%
2,000 - 2,499	\$1,400,000	3	3	1	35	3%
2,500 - 2,999	\$1,837,500	4	3	2	30	7%
3,000 - 3,499	\$2,387,500	4	4	4	29	14%
3,500 - 3,999	\$2,850,000	5	5	2	28	7%
4,000+	\$2,930,000	4	4	1	48	2%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 Sept. 2025
136 194

VARIANCE: **43%**

TOTAL SOLD

Sept. 2024 Sept. 2025
12 12

VARIANCE: **0%**

SALES PRICE

Sept. 2024 Sept. 2025
\$1.65m \$2.21m

VARIANCE: **34%**

SALE PRICE PER SQFT.

Sept. 2024 Sept. 2025
\$738 \$718

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Sept. 2024 Sept. 2025
93.97% 91.53%

VARIANCE: **-3%**

DAYS ON MARKET

Sept. 2024 Sept. 2025
54 97

VARIANCE: **80%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **91.53% of list price** in September 2025.
- The most active price band is **\$1,400,000-\$1,499,999**, where the sales ratio is **22%**.
- The median luxury sales price for single-family homes is **\$2,212,500**.
- The median days on market for September 2025 was **97** days, up from **54** in September 2024.

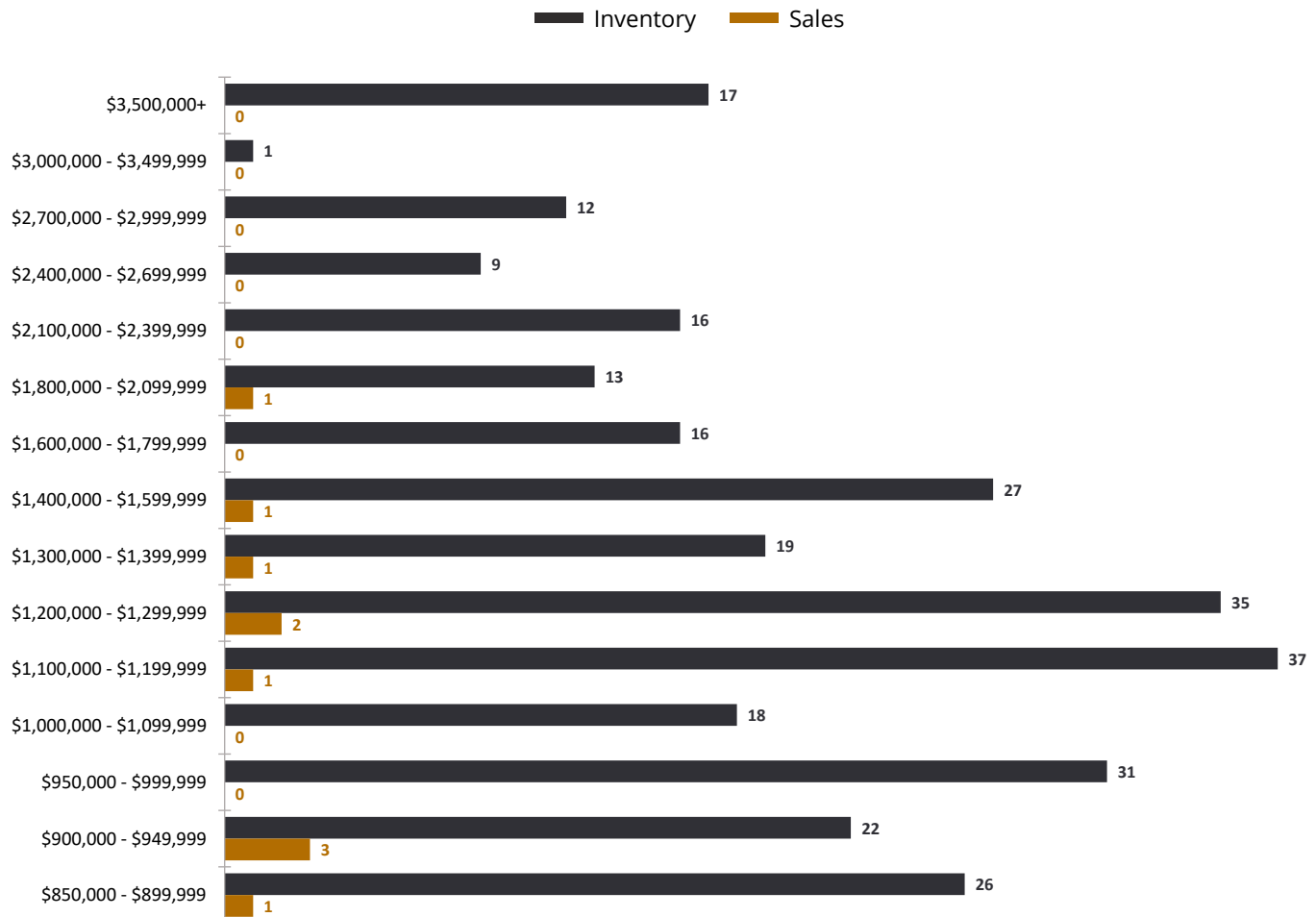
³Square foot table does not account for listings and solds where square foot data is not disclosed.

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

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

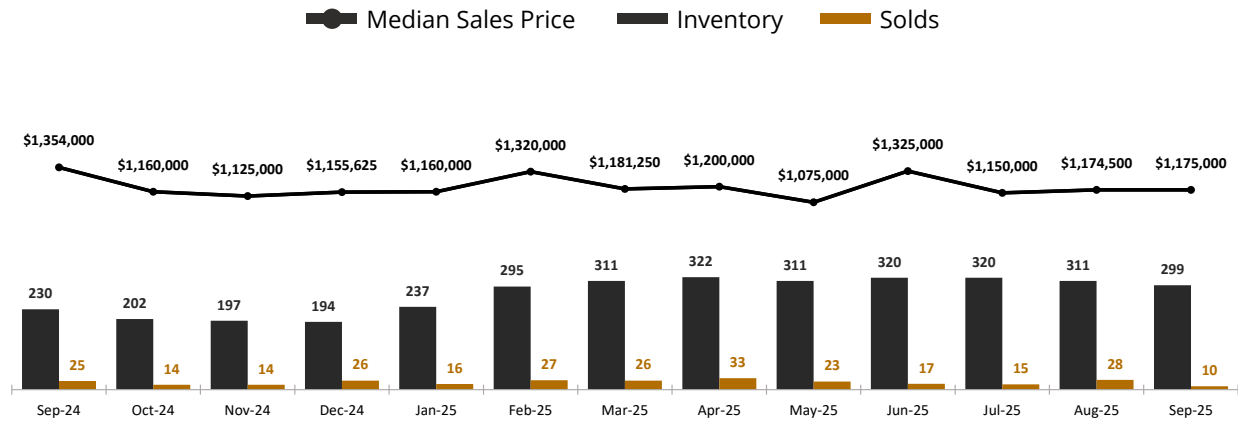
Total Inventory: **299**Total Sales: **10**Total Sales Ratio²: **3%**

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	\$1,050,000	3	2	2	75	3%
1,500 - 1,999	\$1,150,000	3	2	5	106	5%
2,000 - 2,499	\$1,352,500	3	3	2	65	3%
2,500 - 2,999	\$1,225,000	4	4	1	23	4%
3,000 - 3,499	NA	NA	NA	0	13	0%
3,500+	NA	NA	NA	0	17	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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024	Sept. 2025
230	299

VARIANCE: **30%**

TOTAL SOLD

Sept. 2024	Sept. 2025
25	10

VARIANCE: **-60%**

SALES PRICE

Sept. 2024	Sept. 2025
\$1.35m	\$1.18m

VARIANCE: **-13%**

SALE PRICE PER SQFT.

Sept. 2024	Sept. 2025
\$712	\$723

VARIANCE: **2%**

SALE TO LIST PRICE RATIO

Sept. 2024	Sept. 2025
94.59%	93.52%

VARIANCE: **-1%**

DAYS ON MARKET

Sept. 2024	Sept. 2025
44	27

VARIANCE: **-39%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **93.52% of list price** in September 2025.
- The most active price band is **\$900,000-\$949,999**, where the sales ratio is **14%**.
- The median luxury sales price for attached homes is **\$1,175,000**.
- The median days on market for September 2025 was **27** days, down from **44** in September 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.