

SOUTH PINELLAS
COUNTY
FLORIDA

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | SEPTEMBER 2025

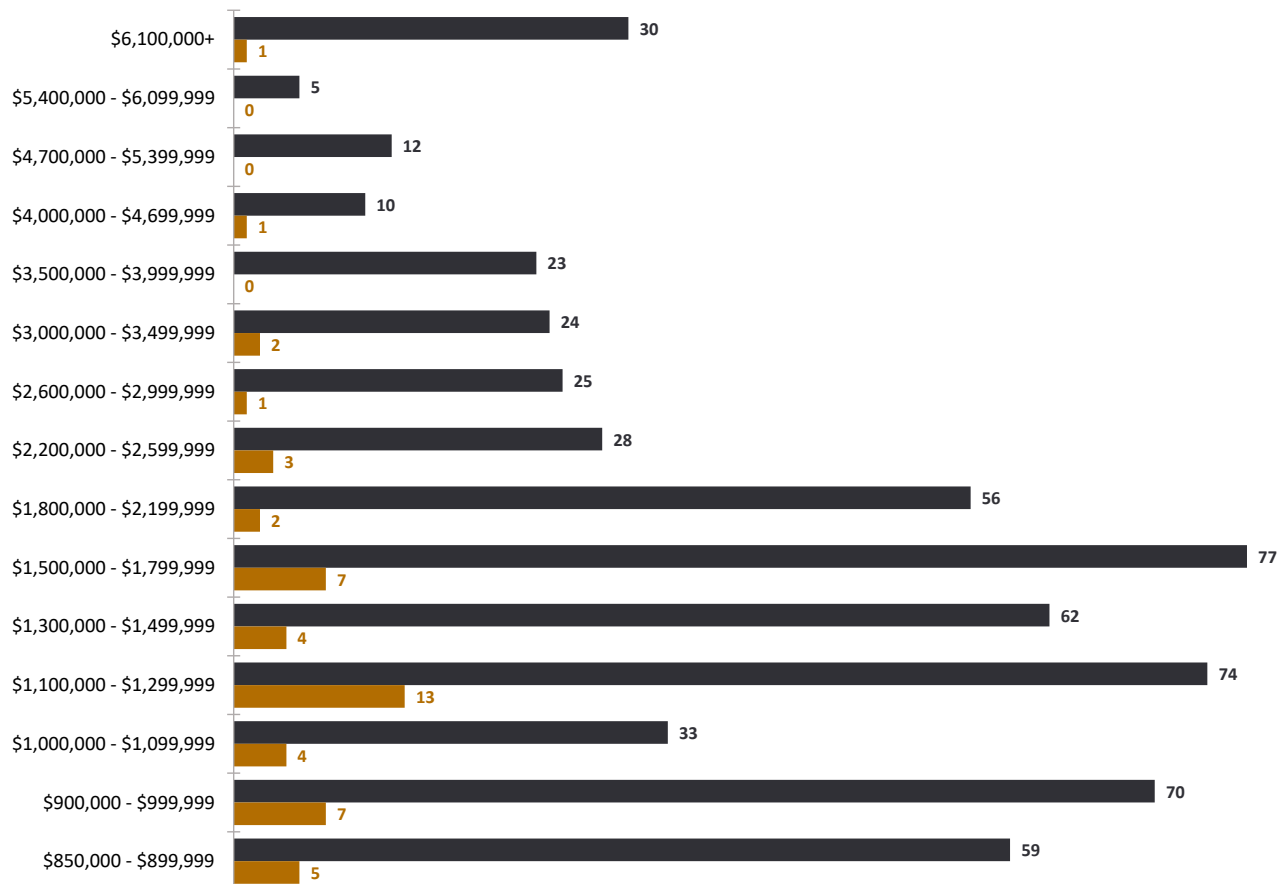
Total Inventory: **588**

Total Sales: **50**

Total Sales Ratio²: **9%**

Buyer's Market

Inventory Sales



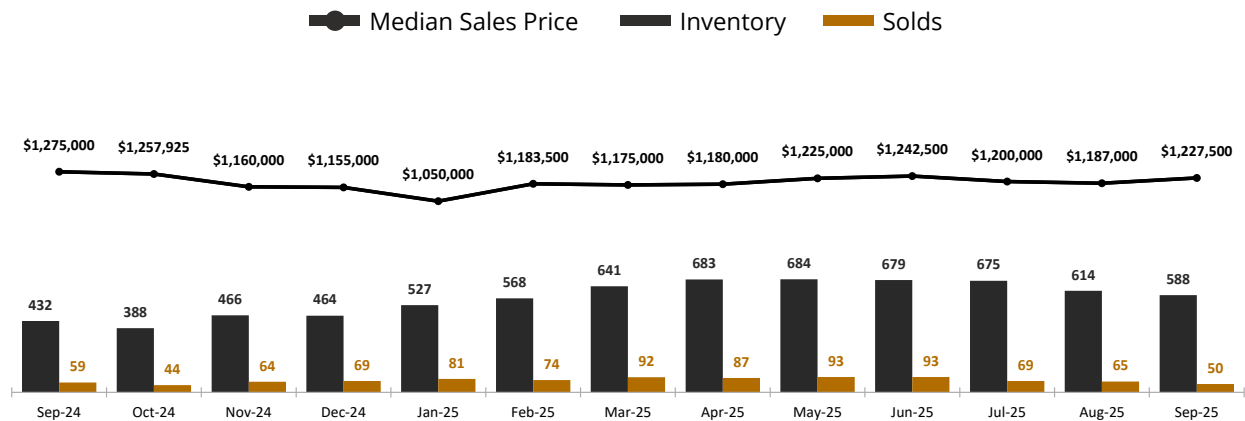
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,095,000	3	2	2	21	10%
1,500 - 1,999	\$1,116,250	3	2	9	95	9%
2,000 - 2,499	\$1,100,000	3	3	11	130	8%
2,500 - 2,999	\$1,215,000	4	4	12	104	12%
3,000 - 3,499	\$1,650,000	4	4	9	79	11%
3,500+	\$2,930,000	4	5	7	159	4%

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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 Sept. 2025
432 **588**

VARIANCE: **36%**

TOTAL SOLDS

Sept. 2024 Sept. 2025
59 **50**

VARIANCE: **-15%**

SALES PRICE

Sept. 2024 Sept. 2025
\$1.28m **\$1.23m**

VARIANCE: **-4%**

SALE PRICE PER SQFT.

Sept. 2024 Sept. 2025
\$477 **\$523**

VARIANCE: **10%**

SALE TO LIST PRICE RATIO

Sept. 2024 Sept. 2025
95.79% **95.73%**

VARIANCE: **0%**

DAYS ON MARKET

Sept. 2024 Sept. 2025
53 **71**

VARIANCE: **34%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | SEPTEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **95.73% of list price** in September 2025.
- The most active price band is **\$1,100,000-\$1,299,999**, where the sales ratio is **18%**.
- The median luxury sales price for single-family homes is **\$1,227,500**.
- The median days on market for September 2025 was **71** days, up from **53** 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

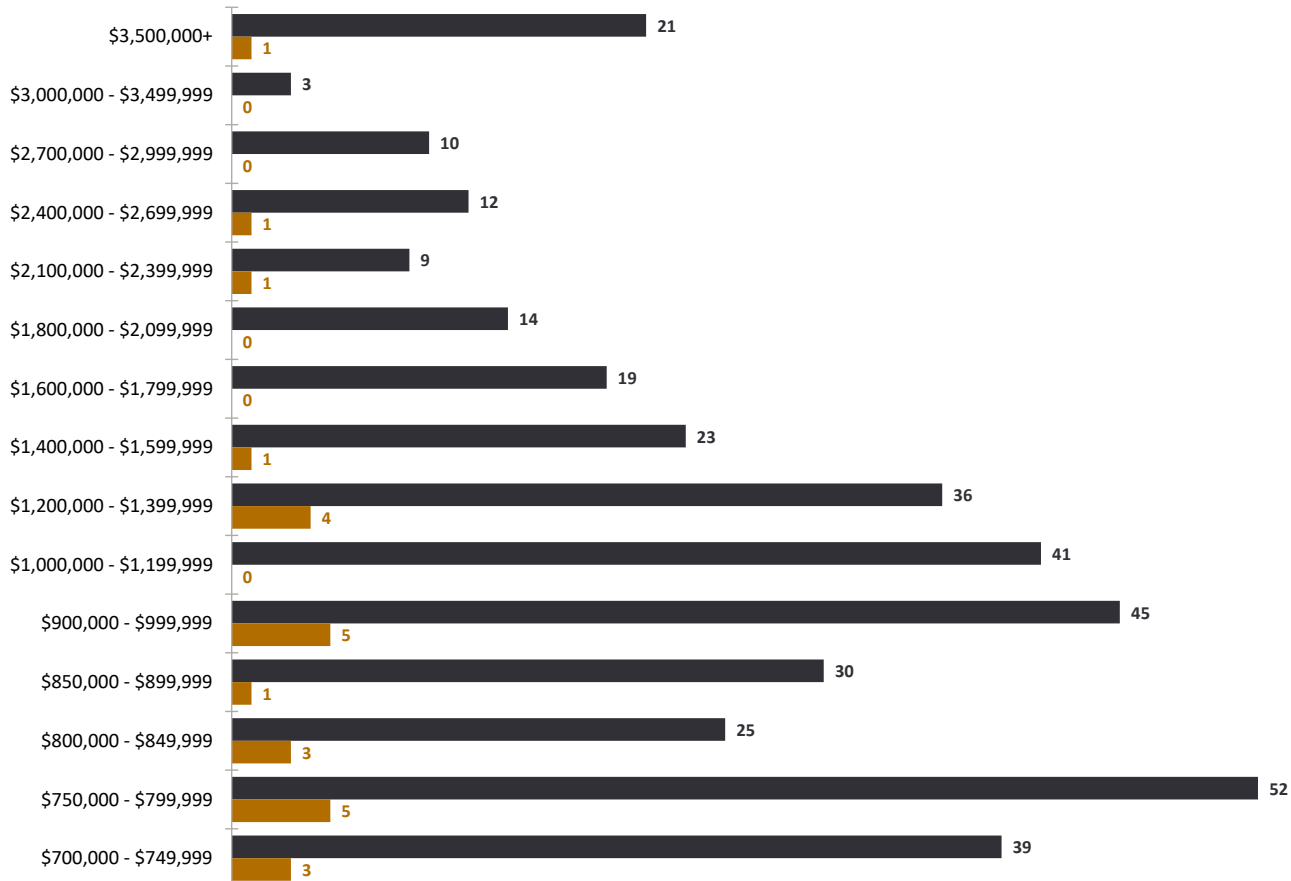
Total Inventory: 379

Total Sales: 25

Total Sales Ratio²: 7%

Buyer's Market

Inventory Sales



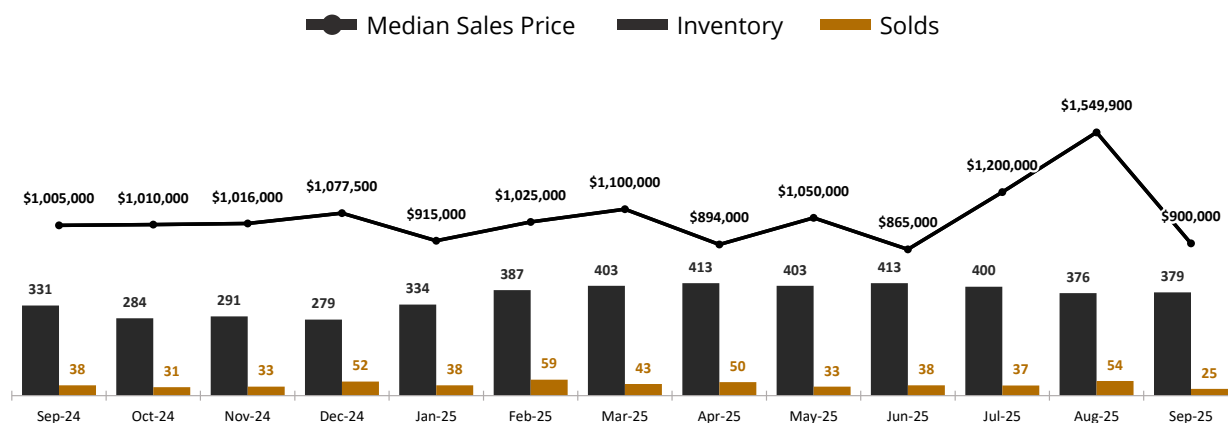
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	\$760,000	2	2	1	8	13%
1,000 - 1,499	\$900,000	2	2	7	96	7%
1,500 - 1,999	\$870,000	3	3	7	121	6%
2,000 - 2,499	\$825,000	3	3	7	90	8%
2,500 - 2,999	\$1,737,500	4	4	2	34	6%
3,000+	\$4,750,000	3	4	1	30	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 | SEPTEMBER

TOTAL INVENTORY

Sept. 2024 Sept. 2025
331 **379**

VARIANCE: **15%**

TOTAL SOLDs

Sept. 2024 Sept. 2025
38 **25**

VARIANCE: **-34%**

SALES PRICE

Sept. 2024 Sept. 2025
\$1.01m **\$900k**

VARIANCE: **-10%**

SALE PRICE PER SQFT.

Sept. 2024 Sept. 2025
\$607 **\$552**

VARIANCE: **-9%**

SALE TO LIST PRICE RATIO

Sept. 2024 Sept. 2025
98.58% **96.77%**

VARIANCE: **-2%**

DAYS ON MARKET

Sept. 2024 Sept. 2025
25 **76**

VARIANCE: **204%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | SEPTEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.77% of list price** in September 2025.
- The most active price band is **\$800,000-\$849,999**, where the sales ratio is **12%**.
- The median luxury sales price for attached homes is **\$900,000**.
- The median days on market for September 2025 was **76** days, up from **25** 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.