



COASTAL PINELLAS
COUNTY WEST
FLORIDA

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

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

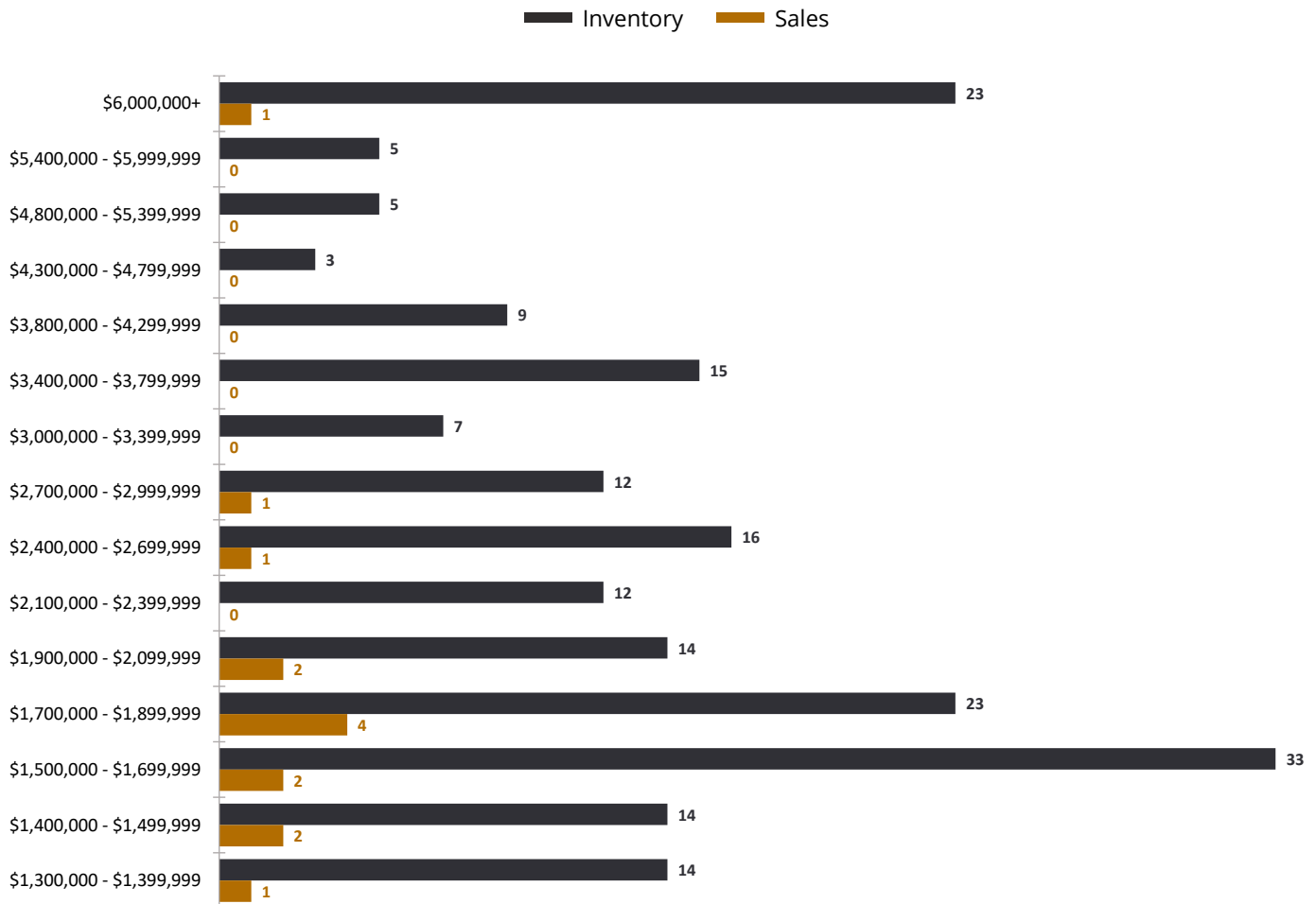
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **205**

Total Sales: **14**

Total Sales Ratio²: **7%**

Buyer's Market



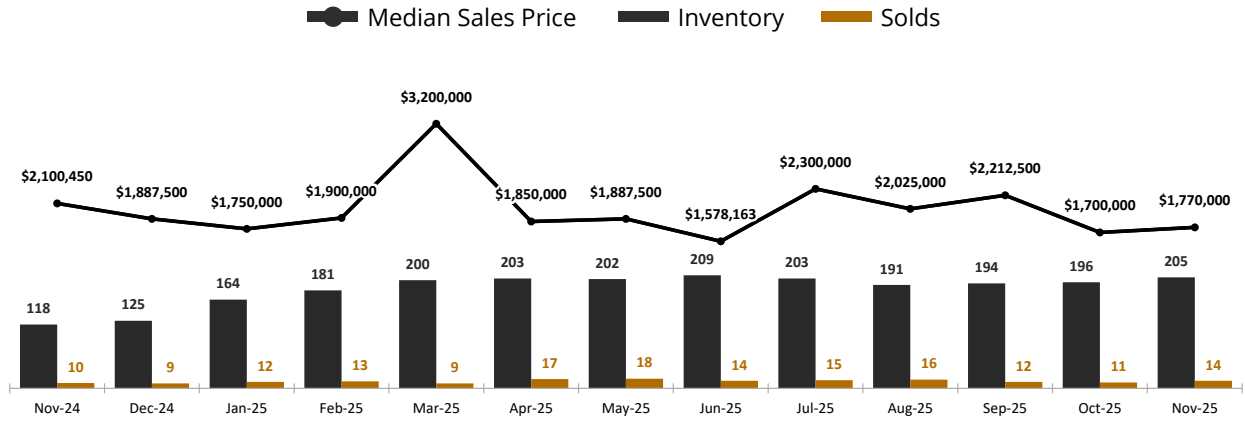
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,500,000	3	2	3	26	12%
2,000 - 2,499	\$1,807,500	4	4	4	42	10%
2,500 - 2,999	\$2,650,000	4	3	3	30	10%
3,000 - 3,499	\$1,737,500	4	3	1	32	3%
3,500 - 3,999	\$1,850,000	5	5	2	21	10%
4,000+	\$7,500,000	5	6	1	54	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 | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 118
Nov. 2025: 205

VARIANCE: **74%**

TOTAL SOLDS

Nov. 2024: 10
Nov. 2025: 14

VARIANCE: **40%**

SALES PRICE

Nov. 2024: \$2.10m
Nov. 2025: \$1.77m

VARIANCE: **-16%**

SALE PRICE PER SQFT.

Nov. 2024: \$749
Nov. 2025: \$837

VARIANCE: **12%**

SALE TO LIST PRICE RATIO

Nov. 2024: 89.56%
Nov. 2025: 93.10%

VARIANCE: **4%**

DAYS ON MARKET

Nov. 2024: 67
Nov. 2025: 74

VARIANCE: **10%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **93.10% of list price** in November 2025.
- The most active price band is **\$1,700,000-\$1,899,999**, where the sales ratio is **17%**.
- The median luxury sales price for single-family homes is **\$1,770,000**.
- The median days on market for November 2025 was **74** days, up from **67** in November 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.

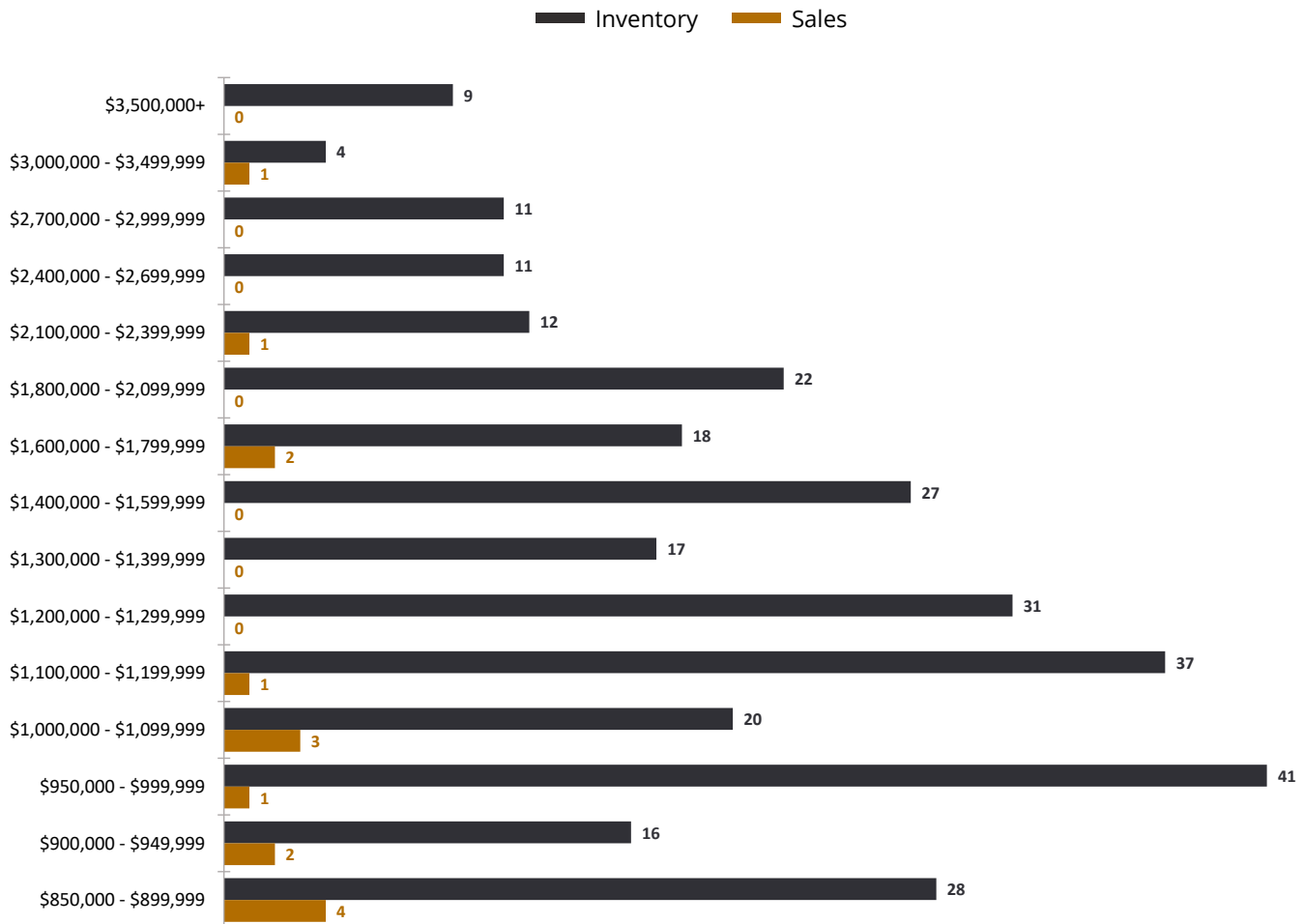
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **304**

Total Sales: **15**

Total Sales Ratio²: **5%**

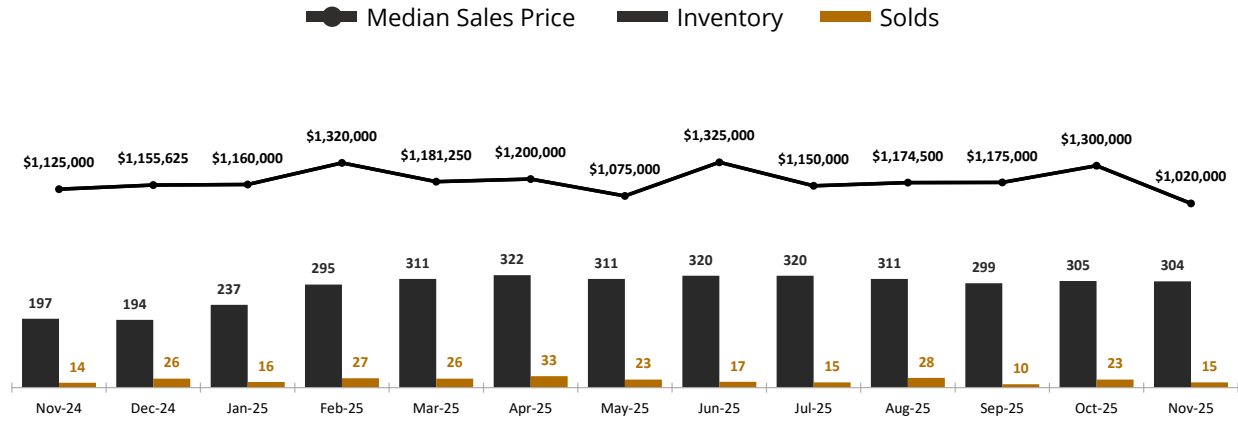
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$895,000	2	2	5	78	6%
1,500 - 1,999	\$974,389	3	2	4	107	4%
2,000 - 2,499	\$1,050,000	4	4	3	60	5%
2,500 - 2,999	NA	NA	NA	0	26	0%
3,000 - 3,499	NA	NA	NA	0	18	0%
3,500+	\$2,380,000	4	5	3	15	20%

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 | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 197
Nov. 2025: 304

VARIANCE: **54%**

TOTAL SOLDS

Nov. 2024: 14
Nov. 2025: 15

VARIANCE: **7%**

SALES PRICE

Nov. 2024: \$1.13m
Nov. 2025: \$1.02m

VARIANCE: **-9%**

SALE PRICE PER SQFT.

Nov. 2024: \$621
Nov. 2025: \$571

VARIANCE: **-8%**

SALE TO LIST PRICE RATIO

Nov. 2024: 93.95%
Nov. 2025: 93.75%

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2024: 100
Nov. 2025: 23

VARIANCE: **-77%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **5% Sales Ratio**.
- Homes sold for a median of **93.75% of list price** in November 2025.
- The most active price band is **\$3,000,000-\$3,499,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$1,020,000**.
- The median days on market for November 2025 was **23** days, down from **100** in November 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.