



COASTAL PINELLAS
COUNTY WEST
FLORIDA

LUXURY INVENTORY VS. SALES | OCTOBER 2025

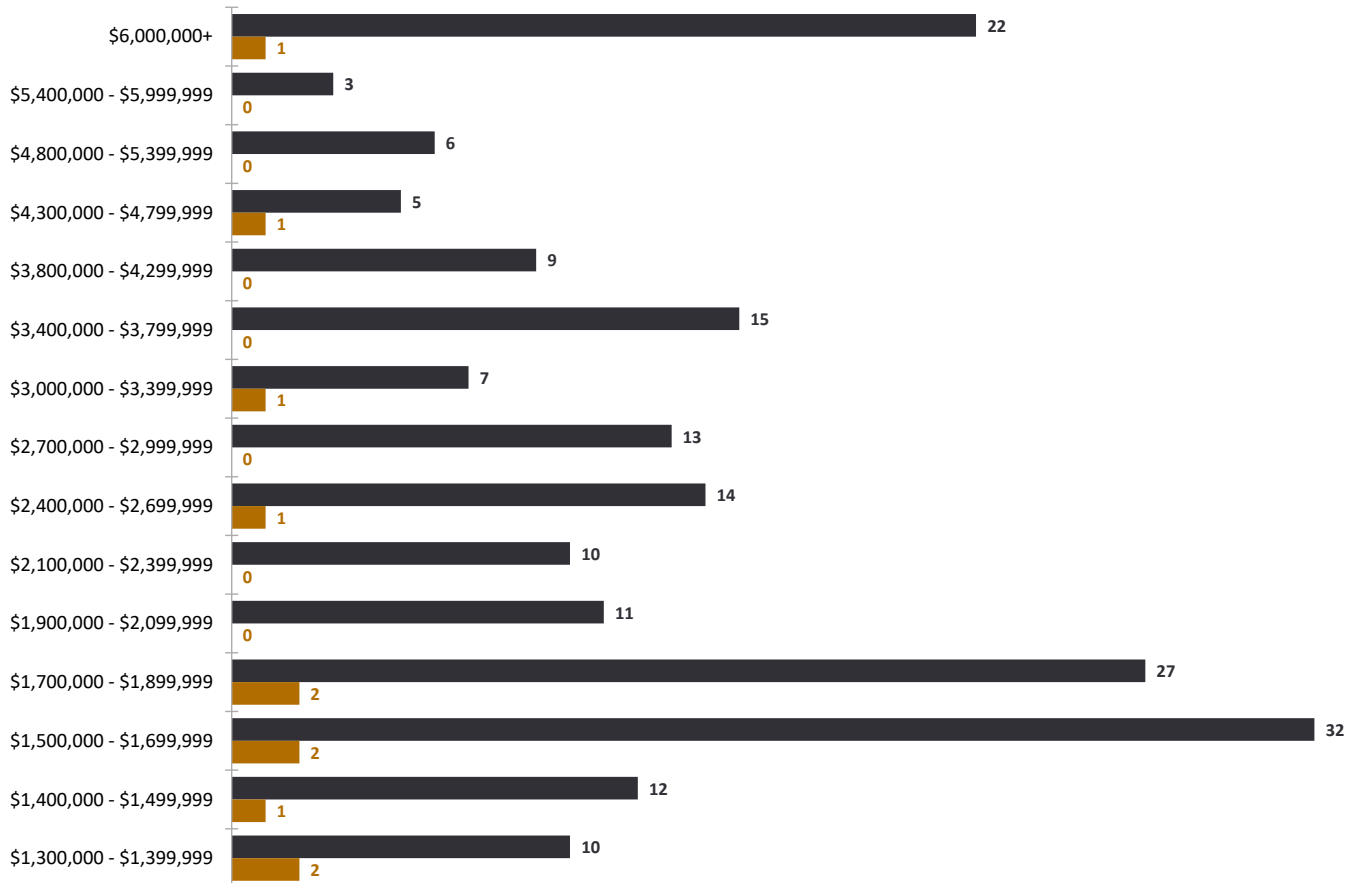
Total Inventory: **196**

Total Sales: **11**

Total Sales Ratio²: **6%**

Buyer's Market

Inventory Sales



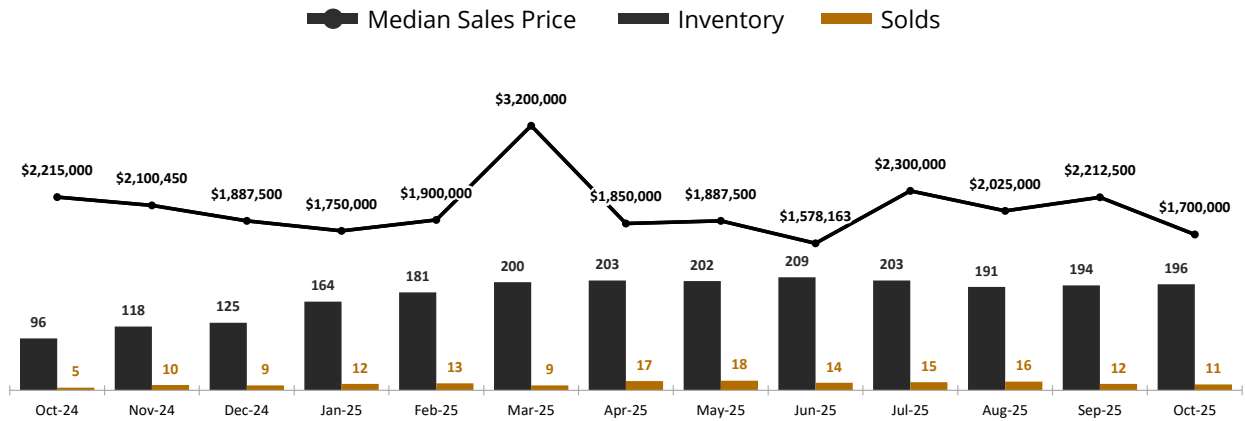
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	NA	NA	NA	0	23	0%
2,000 - 2,499	\$1,500,000	3	4	2	40	5%
2,500 - 2,999	\$1,400,000	4	3	3	26	12%
3,000 - 3,499	\$1,800,000	4	4	3	28	11%
3,500 - 3,999	NA	NA	NA	0	24	0%
4,000+	\$4,650,000	5	5	3	55	5%

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.

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | OCTOBER

TOTAL INVENTORY

Oct. 2024: 96
Oct. 2025: 196

VARIANCE: **104%**

TOTAL SOLDS

Oct. 2024: 5
Oct. 2025: 11

VARIANCE: **120%**

SALES PRICE

Oct. 2024: \$2.22m
Oct. 2025: \$1.70m

VARIANCE: **-23%**

SALE PRICE PER SQFT.

Oct. 2024: \$712
Oct. 2025: \$625

VARIANCE: **-12%**

SALE TO LIST PRICE RATIO

Oct. 2024: 88.60%
Oct. 2025: 90.57%

VARIANCE: **2%**

DAYS ON MARKET

Oct. 2024: 97
Oct. 2025: 151

VARIANCE: **56%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | OCTOBER 2025

- The single-family luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **90.57% of list price** in October 2025.
- The most active price band is **\$1,300,000-\$1,399,999**, where the sales ratio is **20%**.
- The median luxury sales price for single-family homes is **\$1,700,000**.
- The median days on market for October 2025 was **151** days, up from **97** in October 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.

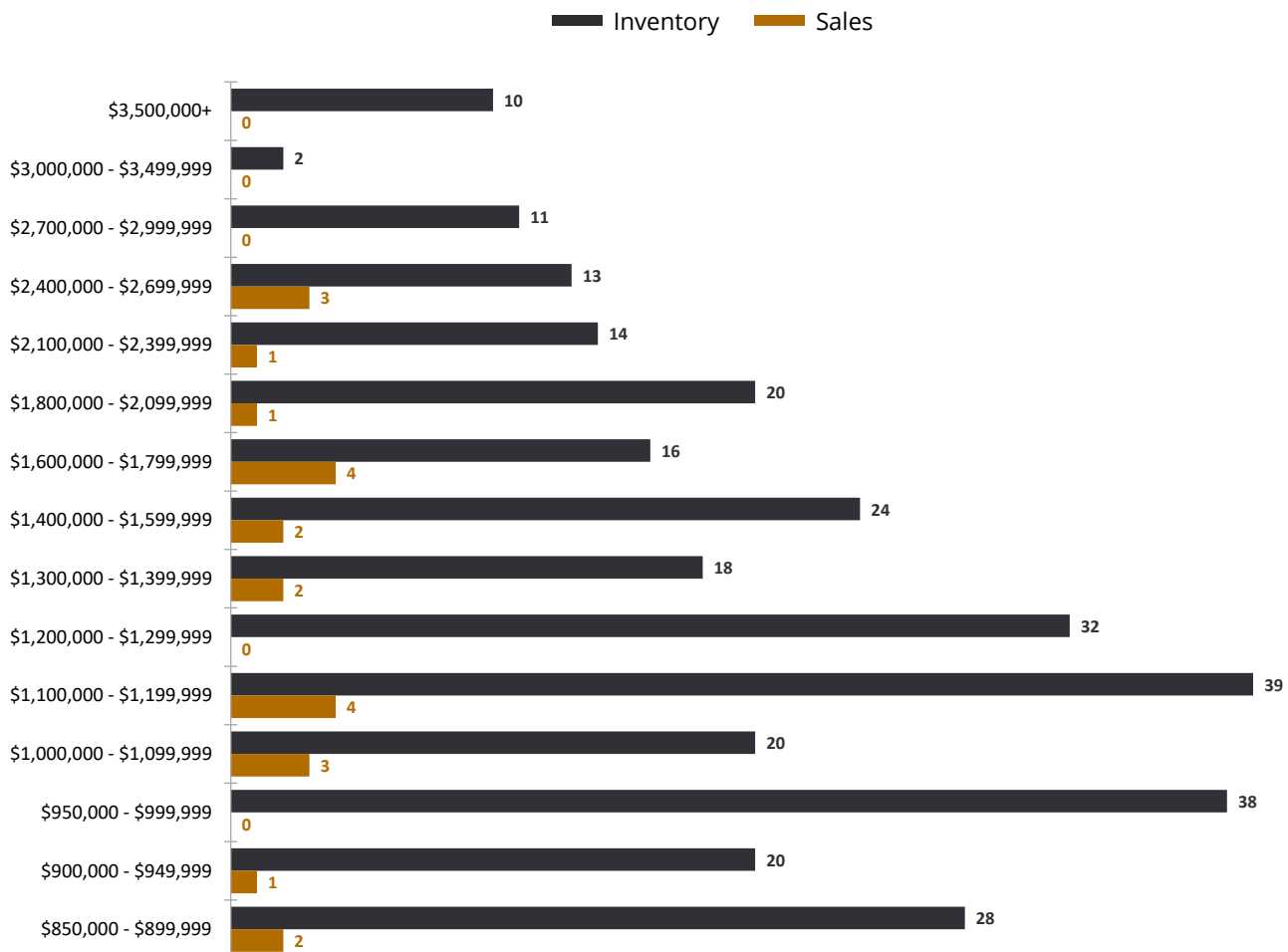
LUXURY INVENTORY VS. SALES | OCTOBER 2025

Total Inventory: **305**

Total Sales: **23**

Total Sales Ratio²: **8%**

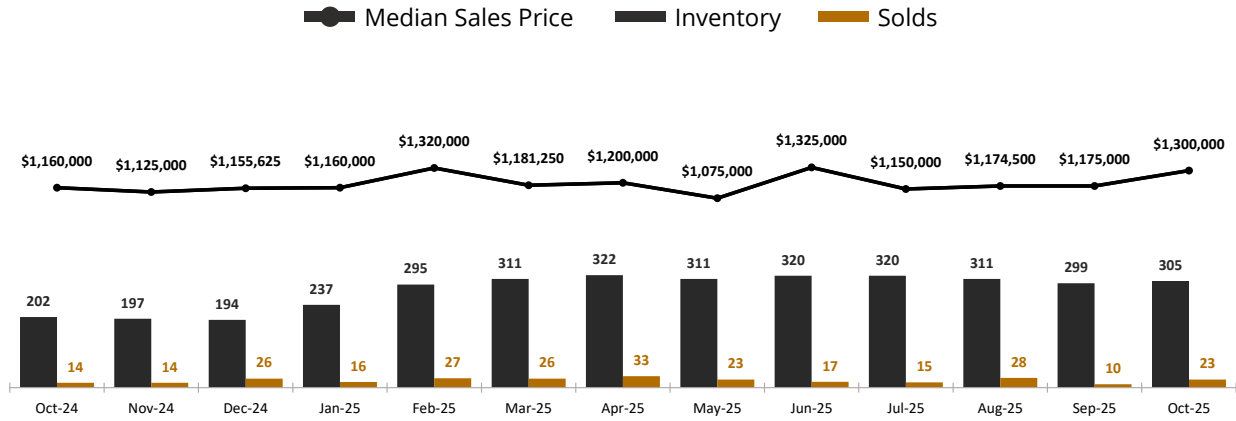
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$890,000	2	2	3	78	4%
1,500 - 1,999	\$1,100,000	3	3	9	110	8%
2,000 - 2,499	\$1,650,000	3	3	5	60	8%
2,500 - 2,999	\$1,750,000	5	4	3	28	11%
3,000 - 3,499	\$2,050,000	4	4	1	15	7%
3,500+	\$2,562,500	4	4	2	14	14%

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 | OCTOBER

TOTAL INVENTORY

Oct. 2024: 202
Oct. 2025: 305

VARIANCE: **51%**

TOTAL SOLDS

Oct. 2024: 14
Oct. 2025: 23

VARIANCE: **64%**

SALES PRICE

Oct. 2024: \$1.16m
Oct. 2025: \$1.30m

VARIANCE: **12%**

SALE PRICE PER SQFT.

Oct. 2024: \$647
Oct. 2025: \$664

VARIANCE: **3%**

SALE TO LIST PRICE RATIO

Oct. 2024: 93.45%
Oct. 2025: 93.90%

VARIANCE: **0%**

DAYS ON MARKET

Oct. 2024: 89
Oct. 2025: 101

VARIANCE: **13%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | OCTOBER 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **93.90% of list price** in October 2025.
- The most active price band is **\$1,600,000-\$1,799,999**, where the sales ratio is **25%**.
- The median luxury sales price for attached homes is **\$1,300,000**.
- The median days on market for October 2025 was **101** days, up from **89** in October 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.