



SOUTH PINELLAS
COUNTY
FLORIDA

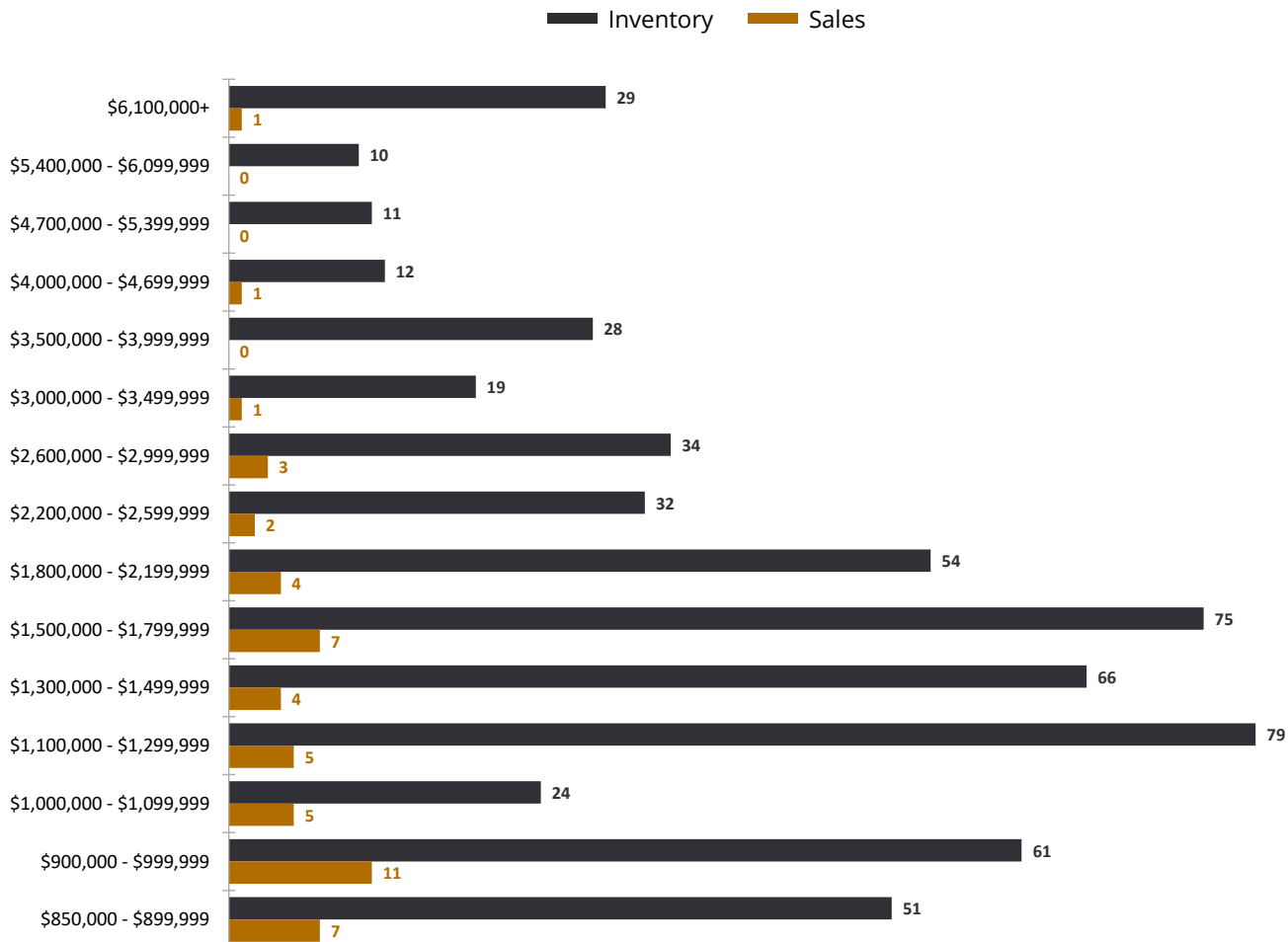
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: 585

Total Sales: 51

Total Sales Ratio²: 9%

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	NA	NA	NA	0	16	0%
1,500 - 1,999	\$995,000	3	2	8	81	10%
2,000 - 2,499	\$975,000	3	3	17	126	13%
2,500 - 2,999	\$1,250,000	4	3	10	100	10%
3,000 - 3,499	\$1,725,000	5	5	8	83	10%
3,500+	\$2,650,000	5	5	8	179	4%

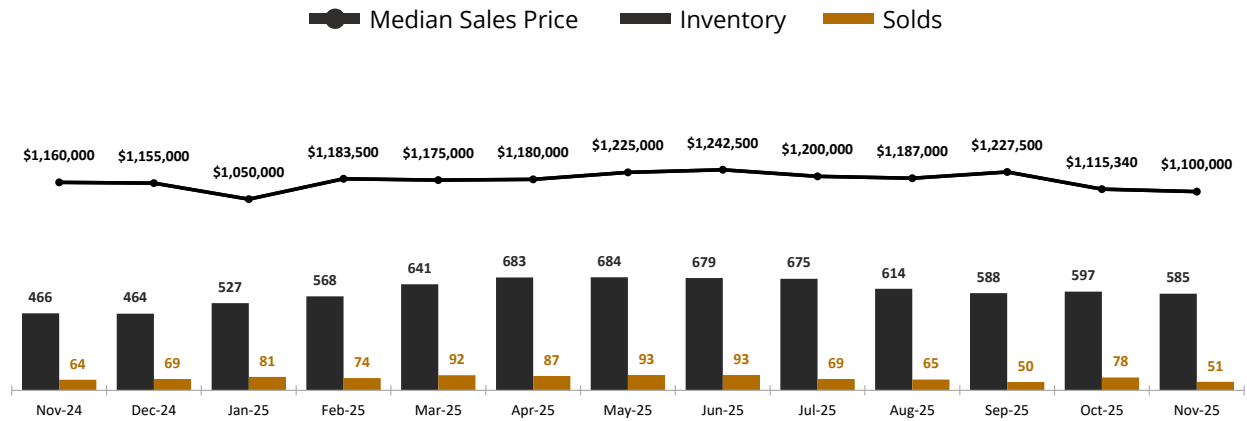
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 466
Nov. 2025: 585

VARIANCE: **26%**

TOTAL SOLDS

Nov. 2024: 64
Nov. 2025: 51

VARIANCE: **-20%**

SALES PRICE

Nov. 2024: \$1.16m
Nov. 2025: \$1.10m

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Nov. 2024: \$521
Nov. 2025: \$504

VARIANCE: **-3%**

SALE TO LIST PRICE RATIO

Nov. 2024: 95.81%
Nov. 2025: 95.79%

VARIANCE: **0%**

DAYS ON MARKET

Nov. 2024: 14
Nov. 2025: 109

VARIANCE: **679%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | NOVEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **95.79% of list price** in November 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **21%**.
- The median luxury sales price for single-family homes is **\$1,100,000**.
- The median days on market for November 2025 was **109** days, up from **14** 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.

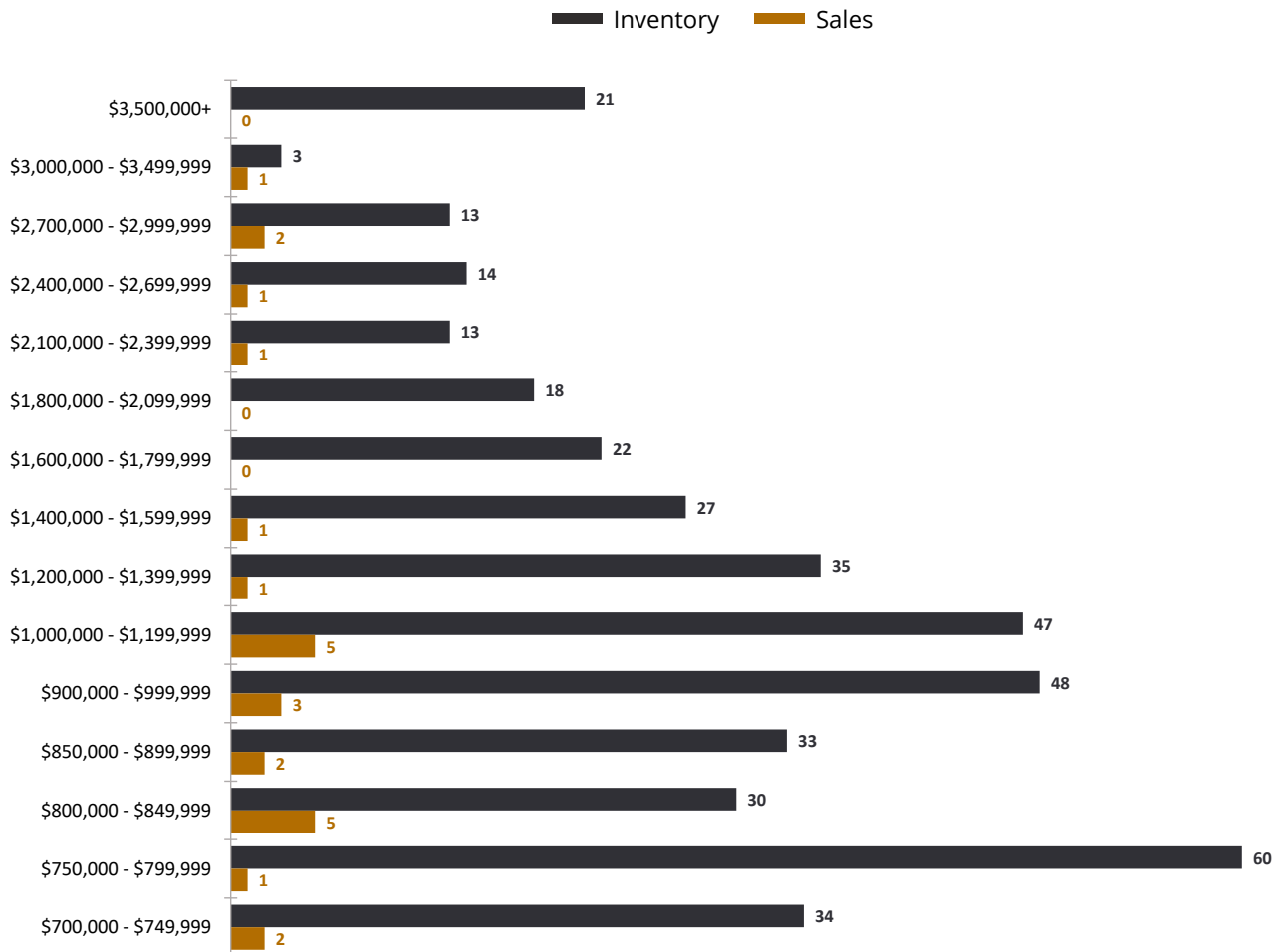
LUXURY INVENTORY VS. SALES | NOVEMBER 2025

Total Inventory: **418**

Total Sales: **25**

Total Sales Ratio²: **6%**

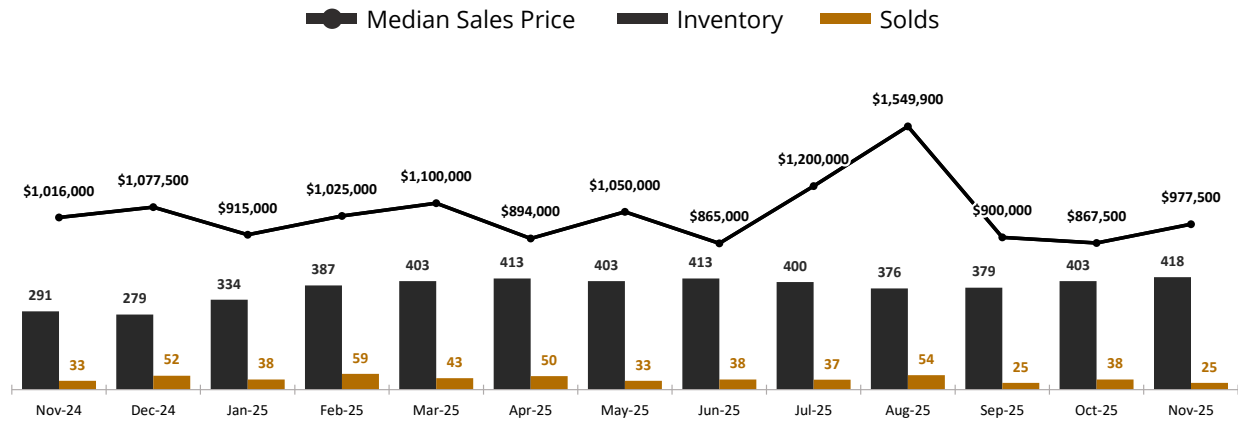
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	12	0%
1,000 - 1,499	\$825,000	2	2	9	104	9%
1,500 - 1,999	\$1,305,000	2	3	2	126	2%
2,000 - 2,499	\$903,451	3	4	7	99	7%
2,500 - 2,999	\$2,600,000	3	2	3	40	8%
3,000+	\$2,602,500	3	4	4	37	11%

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 | NOVEMBER

TOTAL INVENTORY

Nov. 2024: 291
Nov. 2025: 418

VARIANCE: **44%**

TOTAL SOLDS

Nov. 2024: 33
Nov. 2025: 25

VARIANCE: **-24%**

SALES PRICE

Nov. 2024: \$1.02m
Nov. 2025: \$978k

VARIANCE: **-4%**

SALE PRICE PER SQFT.

Nov. 2024: \$594
Nov. 2025: \$622

VARIANCE: **5%**

SALE TO LIST PRICE RATIO

Nov. 2024: 94.74%
Nov. 2025: 96.28%

VARIANCE: **2%**

DAYS ON MARKET

Nov. 2024: 56
Nov. 2025: 40

VARIANCE: **-29%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | NOVEMBER 2025

- The attached luxury market is a **Buyer's Market** with a **6% Sales Ratio**.
- Homes sold for a median of **96.28% of list price** in November 2025.
- The most active price band is **\$3,000,000-\$3,499,999**, where the sales ratio is **33%**.
- The median luxury sales price for attached homes is **\$977,500**.
- The median days on market for November 2025 was **40** days, down from **56** 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.