



COASTAL PINELLAS
COUNTY WEST
FLORIDA

LUXURY INVENTORY VS. SALES | DECEMBER 2025

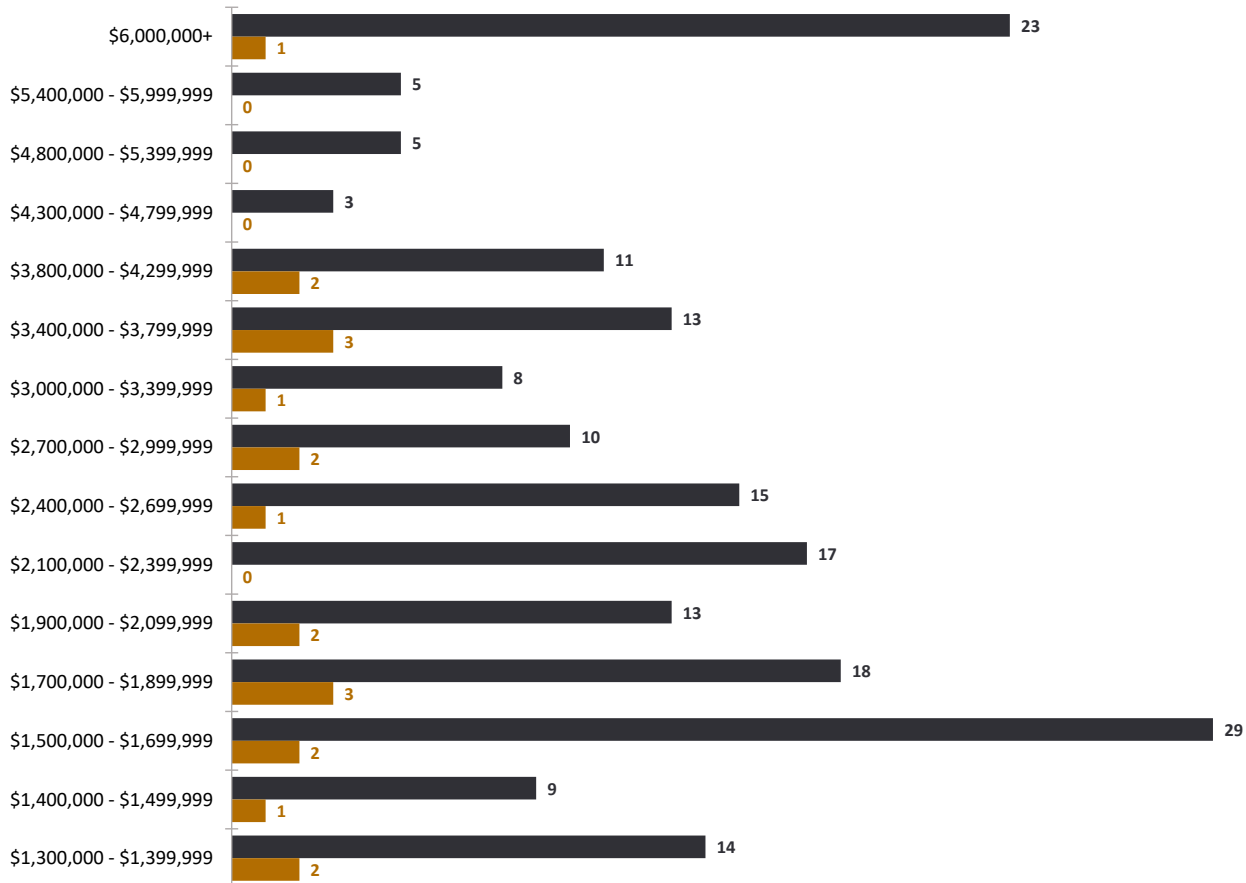
Total Inventory: 193

Total Sales: 20

Total Sales Ratio²: 10%

Buyer's Market

Inventory Sales



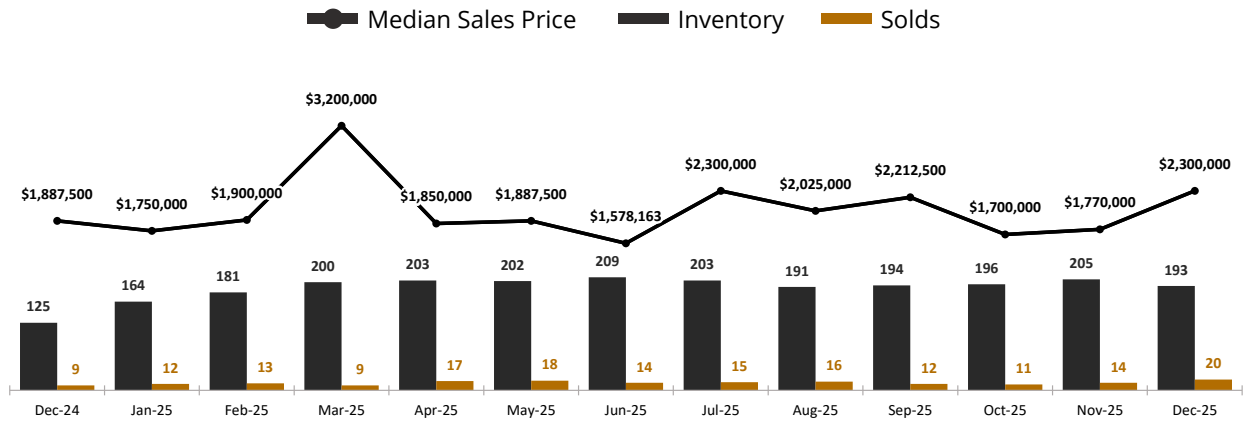
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,300,000	2	2	1	20	5%
2,000 - 2,499	\$1,837,500	3	3	6	38	16%
2,500 - 2,999	\$3,850,000	4	3	1	30	3%
3,000 - 3,499	\$3,550,000	4	4	3	29	10%
3,500 - 3,999	\$1,850,000	4	4	5	25	20%
4,000+	\$3,450,000	5	5	4	51	8%

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 | DECEMBER

TOTAL INVENTORY

Dec. 2024: 125
Dec. 2025: 193

VARIANCE: **54%**

TOTAL SOLDS

Dec. 2024: 9
Dec. 2025: 20

VARIANCE: **122%**

SALES PRICE

Dec. 2024: \$1.89m
Dec. 2025: \$2.30m

VARIANCE: **22%**

SALE PRICE PER SQFT.

Dec. 2024: \$708
Dec. 2025: \$734

VARIANCE: **4%**

SALE TO LIST PRICE RATIO

Dec. 2024: 96.55%
Dec. 2025: 94.19%

VARIANCE: **-2%**

DAYS ON MARKET

Dec. 2024: 37
Dec. 2025: 85

VARIANCE: **130%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | DECEMBER 2025

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **94.19% of list price** in December 2025.
- The most active price band is **\$3,400,000-\$3,799,999**, where the sales ratio is **23%**.
- The median luxury sales price for single-family homes is **\$2,300,000**.
- The median days on market for December 2025 was **85** days, up from **37** in December 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.

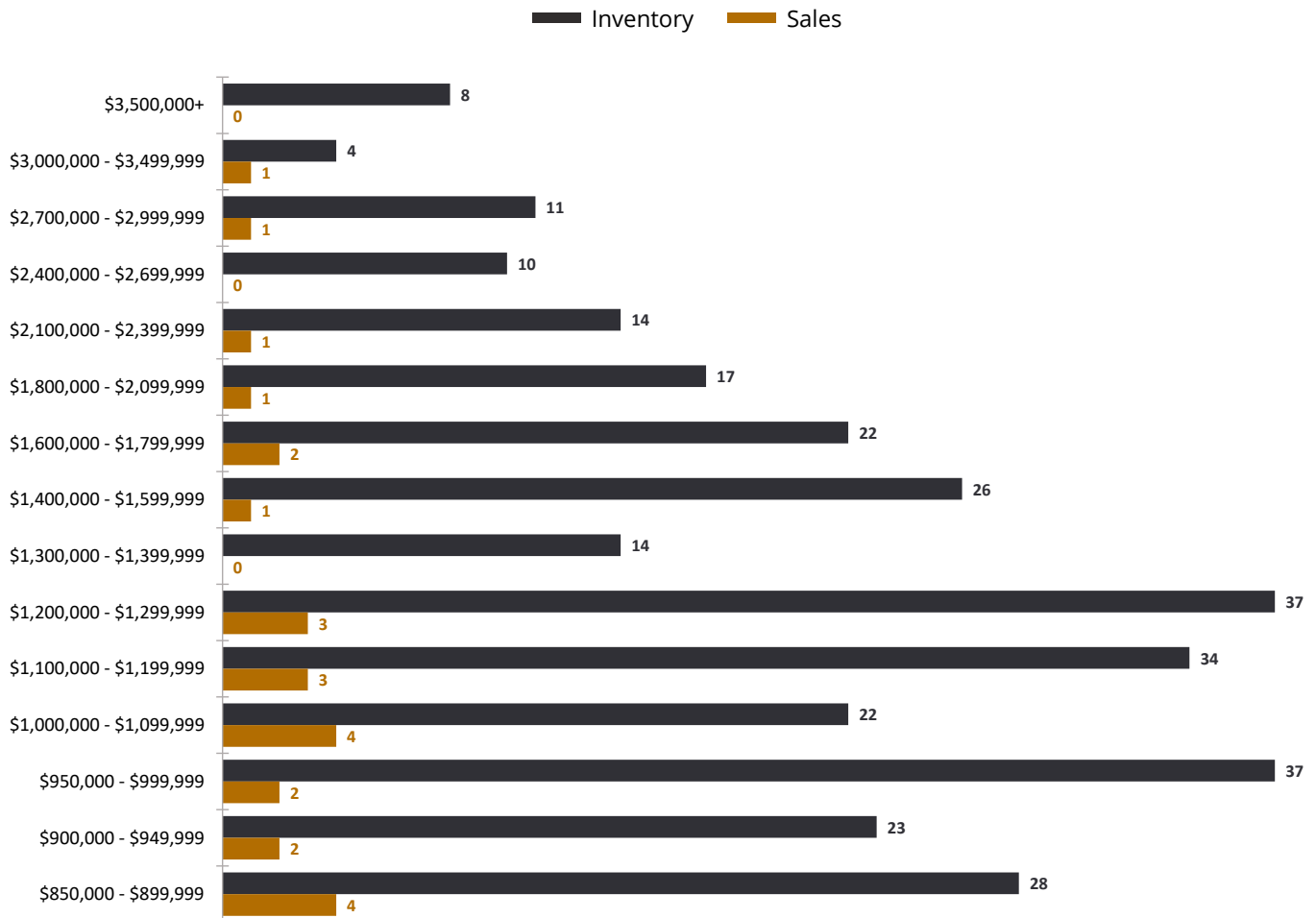
LUXURY INVENTORY VS. SALES | DECEMBER 2025

Total Inventory: **307**

Total Sales: **25**

Total Sales Ratio²: **8%**

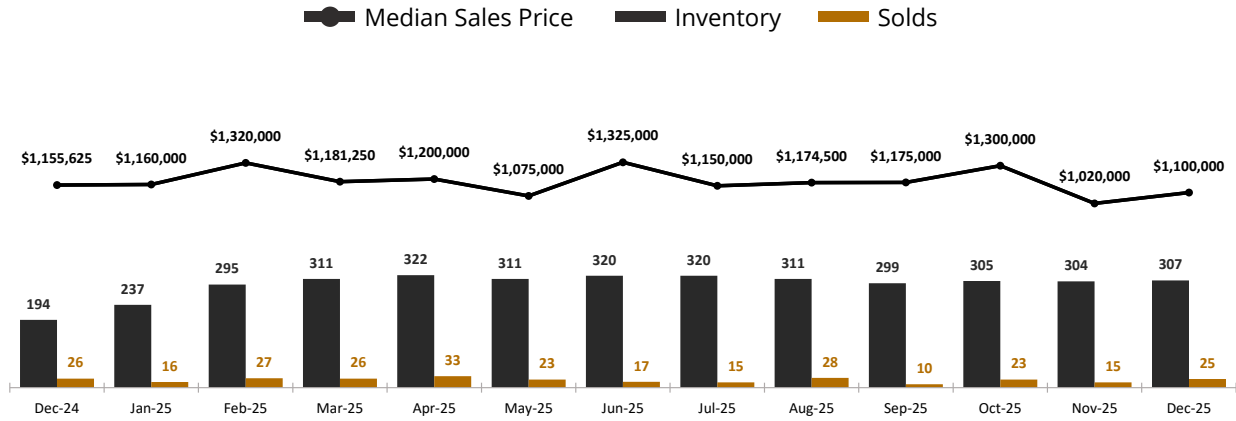
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$939,000	2	2	5	83	6%
1,500 - 1,999	\$1,055,250	3	2	13	110	12%
2,000 - 2,499	\$1,597,500	3	3	4	55	7%
2,500 - 2,999	\$2,350,000	3	4	2	28	7%
3,000 - 3,499	\$3,100,000	3	4	1	18	6%
3,500+	NA	NA	NA	0	13	0%

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 | DECEMBER

TOTAL INVENTORY

Dec. 2024 Dec. 2025
194 **307**

VARIANCE: **58%**

TOTAL SOLDS

Dec. 2024 Dec. 2025
26 **25**

VARIANCE: **-4%**

SALES PRICE

Dec. 2024 Dec. 2025
\$1.16m **\$1.10m**

VARIANCE: **-5%**

SALE PRICE PER SQFT.

Dec. 2024 Dec. 2025
\$633 **\$673**

VARIANCE: **6%**

SALE TO LIST PRICE RATIO

Dec. 2024 Dec. 2025
95.43% **94.13%**

VARIANCE: **-1%**

DAYS ON MARKET

Dec. 2024 Dec. 2025
73 **42**

VARIANCE: **-42%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | DECEMBER 2025

- The attached luxury market is a **Buyer's Market** with an **8% Sales Ratio**.
- Homes sold for a median of **94.13% of list price** in December 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 **\$1,100,000**.
- The median days on market for December 2025 was **42** days, down from **73** in December 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.