



COASTAL PINELLAS
COUNTY WEST
FLORIDA

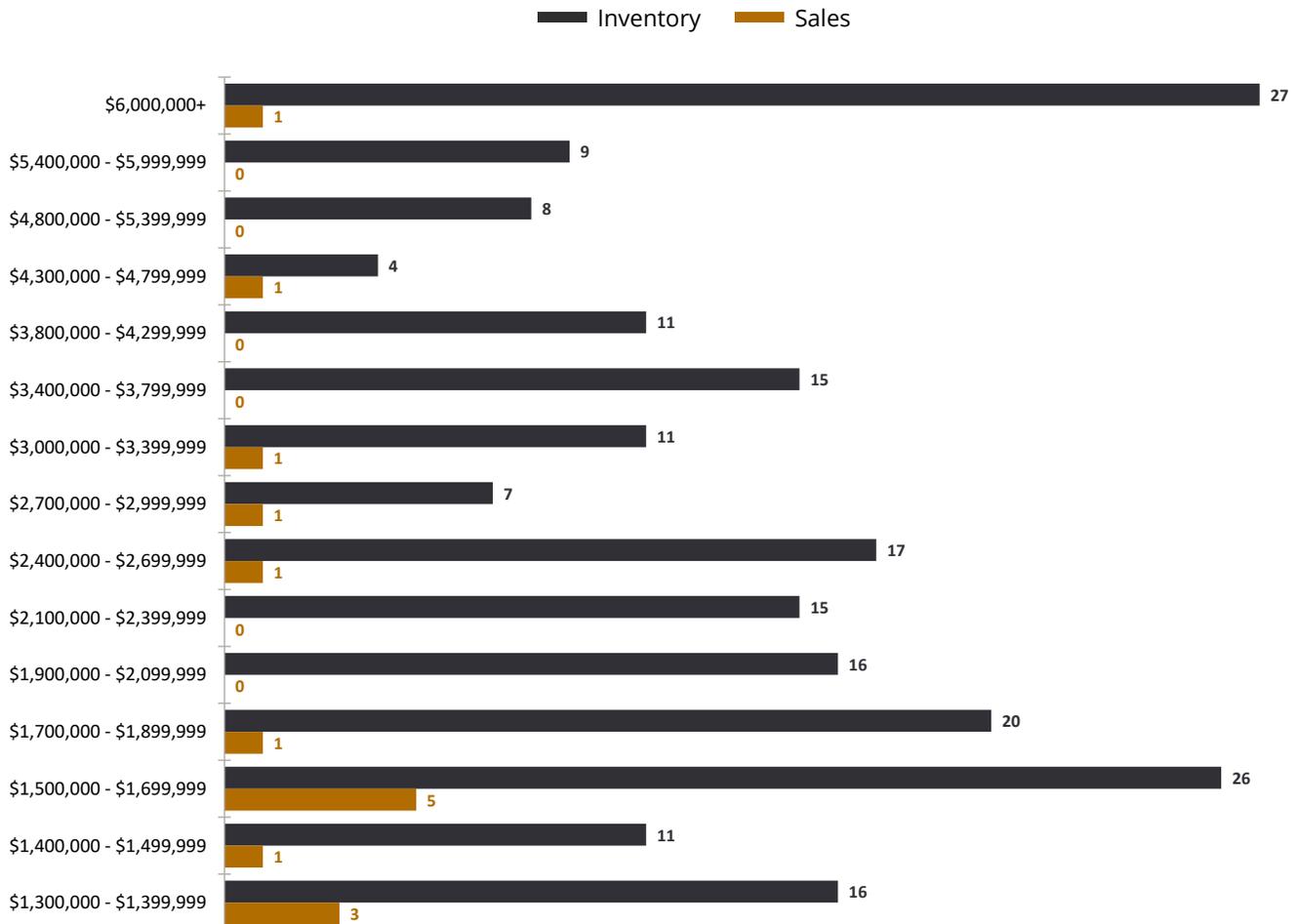
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **213**

Total Sales: **15**

Total Sales Ratio²: **7%**

Buyer's Market



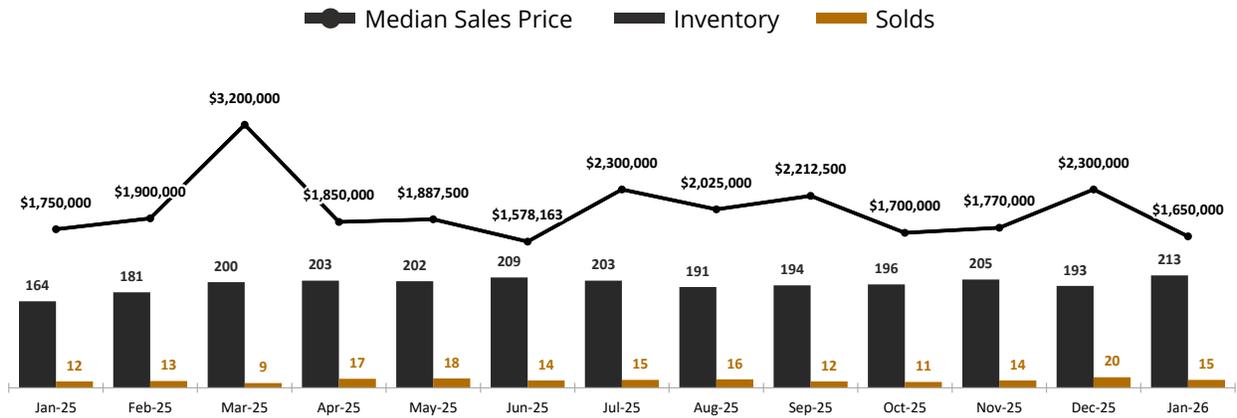
| Square Feet ³ -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 1,999 | \$1,450,000 | 4 | 2 | 2 | 27 | 7% |
| 2,000 - 2,499 | \$1,488,500 | 3 | 2 | 2 | 36 | 6% |
| 2,500 - 2,999 | \$1,650,000 | 4 | 3 | 5 | 33 | 15% |
| 3,000 - 3,499 | \$2,095,000 | 5 | 4 | 2 | 29 | 7% |
| 3,500 - 3,999 | \$3,525,000 | 4 | 5 | 2 | 25 | 8% |
| 4,000+ | \$5,047,500 | 5 | 6 | 2 | 63 | 3% |

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 | JANUARY

TOTAL INVENTORY

Jan. 2025: 164
Jan. 2026: 213

VARIANCE: **30%**

TOTAL SOLD

Jan. 2025: 12
Jan. 2026: 15

VARIANCE: **25%**

SALES PRICE

Jan. 2025: \$1.75m
Jan. 2026: \$1.65m

VARIANCE: **-6%**

SALE PRICE PER SQFT.

Jan. 2025: \$661
Jan. 2026: \$704

VARIANCE: **7%**

SALE TO LIST PRICE RATIO

Jan. 2025: 91.35%
Jan. 2026: 93.96%

VARIANCE: **3%**

DAYS ON MARKET

Jan. 2025: 41
Jan. 2026: 85

VARIANCE: **107%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **93.96% of list price** in January 2026.
- The most active price band is **\$4,300,000-\$4,799,999**, where the sales ratio is **25%**.
- The median luxury sales price for single-family homes is **\$1,650,000**.
- The median days on market for January 2026 was **85** days, up from **41** in January 2025.

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 | JANUARY 2026

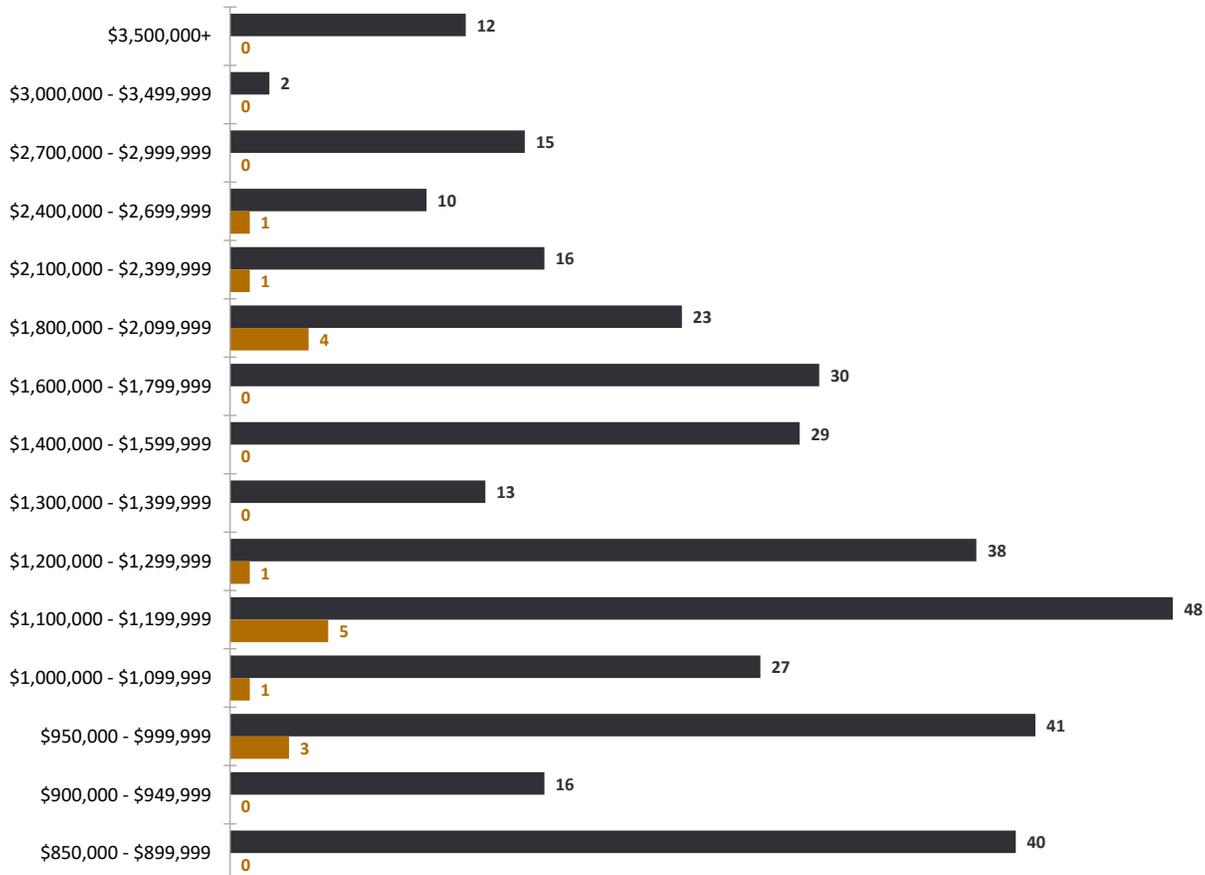
Total Inventory: **360**

Total Sales: **16**

Total Sales Ratio²: **4%**

Buyer's Market

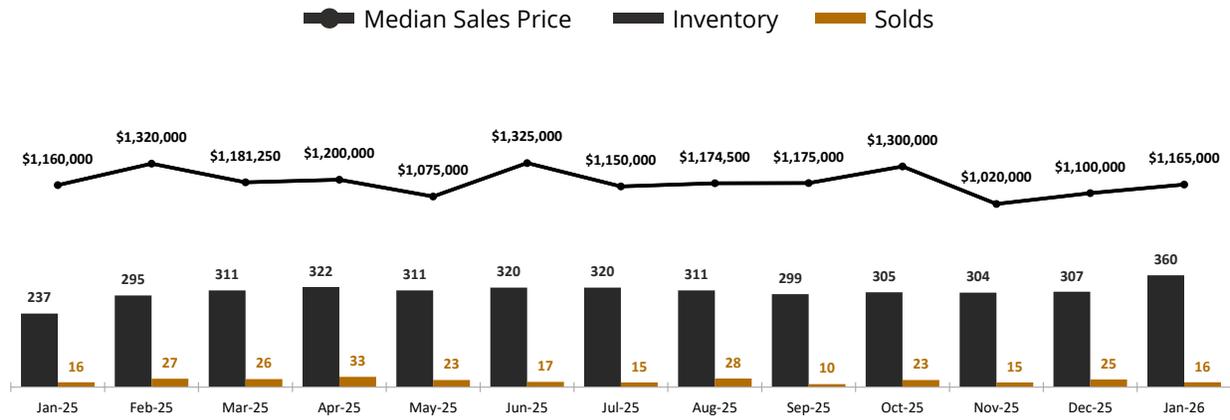
Inventory Sales



| Square Feet ³ -Range- | Price -Median Sold- | Beds -Median Sold- | Baths -Median Sold- | Sold -Total- | Inventory -Total- | Sales Ratio -Sold/Inventory- |
|-------------------------------------|------------------------|-----------------------|------------------------|-----------------|----------------------|---------------------------------|
| 0 - 1,499 | \$984,000 | 3 | 2 | 3 | 97 | 3% |
| 1,500 - 1,999 | \$1,125,000 | 3 | 3 | 7 | 127 | 6% |
| 2,000 - 2,499 | \$1,525,000 | 3 | 4 | 2 | 71 | 3% |
| 2,500 - 2,999 | \$2,062,500 | 4 | 4 | 2 | 34 | 6% |
| 3,000 - 3,499 | \$2,500,000 | 3 | 4 | 1 | 20 | 5% |
| 3,500+ | \$1,800,000 | 3 | 3 | 1 | 11 | 9% |

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 | JANUARY

TOTAL INVENTORY

Jan. 2025: 237
Jan. 2026: 360

VARIANCE: 52%

TOTAL SOLDS

Jan. 2025: 16
Jan. 2026: 16

VARIANCE: 0%

SALES PRICE

Jan. 2025: \$1.16m
Jan. 2026: \$1.17m

VARIANCE: 0%

SALE PRICE PER SQFT.

Jan. 2025: \$657
Jan. 2026: \$718

VARIANCE: 9%

SALE TO LIST PRICE RATIO

Jan. 2025: 96.21%
Jan. 2026: 95.52%

VARIANCE: -1%

DAYS ON MARKET

Jan. 2025: 36
Jan. 2026: 58

VARIANCE: 61%

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Buyer's Market** with a **4% Sales Ratio**.
- Homes sold for a median of **95.52% of list price** in January 2026.
- The most active price band is **\$1,800,000-\$2,099,999**, where the sales ratio is **17%**.
- The median luxury sales price for attached homes is **\$1,165,000**.
- The median days on market for January 2026 was **58** days, up from **36** in January 2025.

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.