



SOUTH PINELLAS
COUNTY
FLORIDA

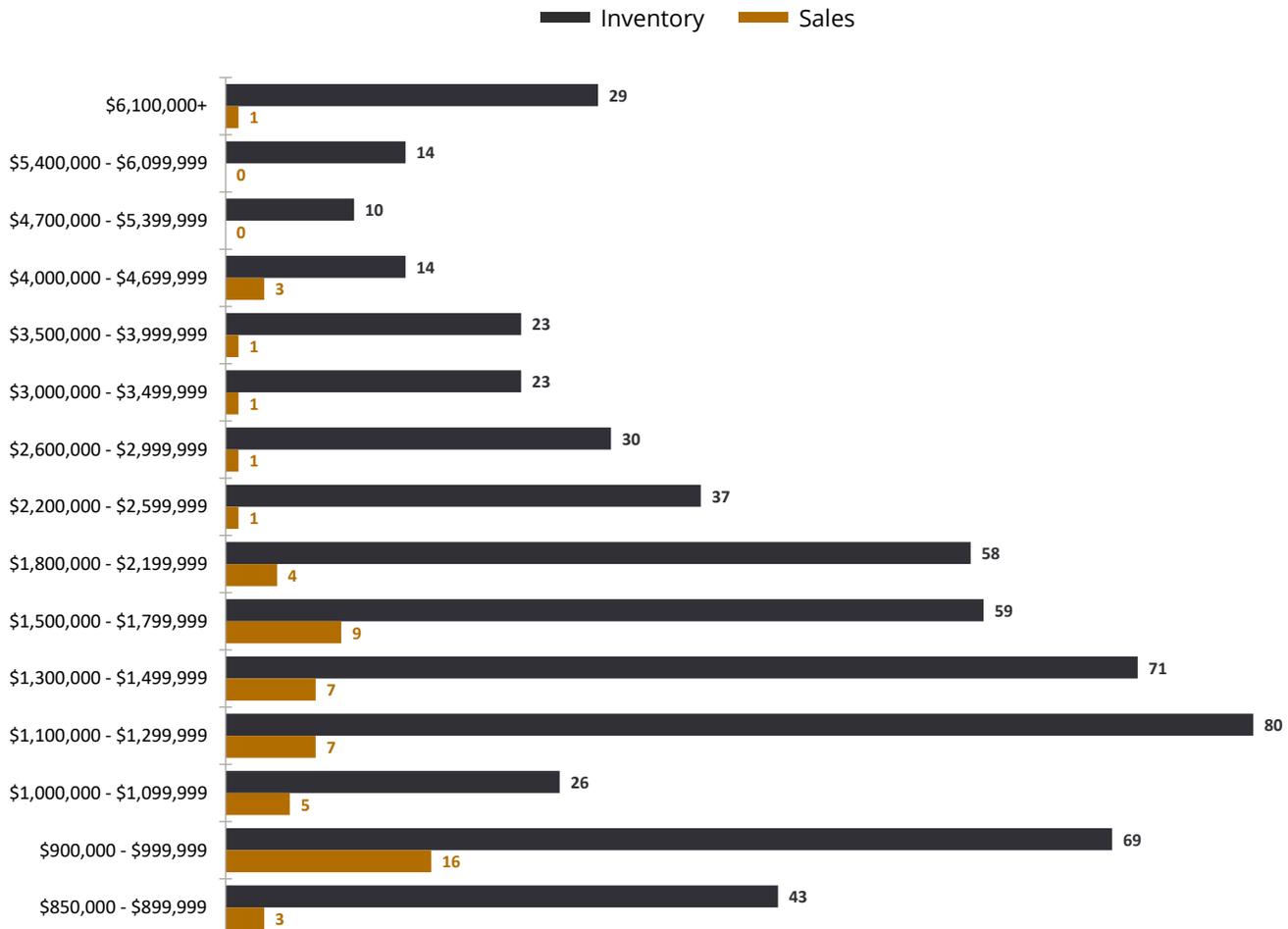
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: 586

Total Sales: 59

Total Sales Ratio²: 10%

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	20	0%
1,500 - 1,999	\$955,000	3	2	9	92	10%
2,000 - 2,499	\$1,100,000	3	3	15	106	14%
2,500 - 2,999	\$1,150,000	4	3	17	103	17%
3,000 - 3,499	\$1,350,000	4	4	7	87	8%
3,500+	\$3,100,000	4	5	11	178	6%

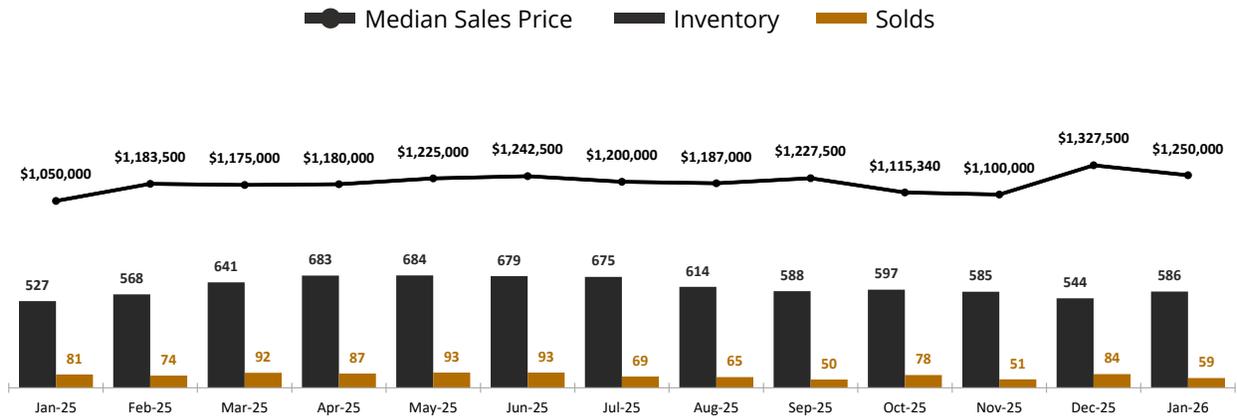
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ²Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS[®] data reported previous month's sales exceeded current inventory.

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | JANUARY

TOTAL INVENTORY

Jan. 2025: 527
Jan. 2026: 586

VARIANCE: **11%**

TOTAL SOLDS

Jan. 2025: 81
Jan. 2026: 59

VARIANCE: **-27%**

SALES PRICE

Jan. 2025: \$1.05m
Jan. 2026: \$1.25m

VARIANCE: **19%**

SALE PRICE PER SQFT.

Jan. 2025: \$510
Jan. 2026: \$506

VARIANCE: **-1%**

SALE TO LIST PRICE RATIO

Jan. 2025: 95.45%
Jan. 2026: 94.44%

VARIANCE: **-1%**

DAYS ON MARKET

Jan. 2025: 41
Jan. 2026: 70

VARIANCE: **71%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | JANUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **10% Sales Ratio**.
- Homes sold for a median of **94.44% of list price** in January 2026.
- The most active price band is **\$900,000-\$999,999**, where the sales ratio is **23%**.
- The median luxury sales price for single-family homes is **\$1,250,000**.
- The median days on market for January 2026 was **70** 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.

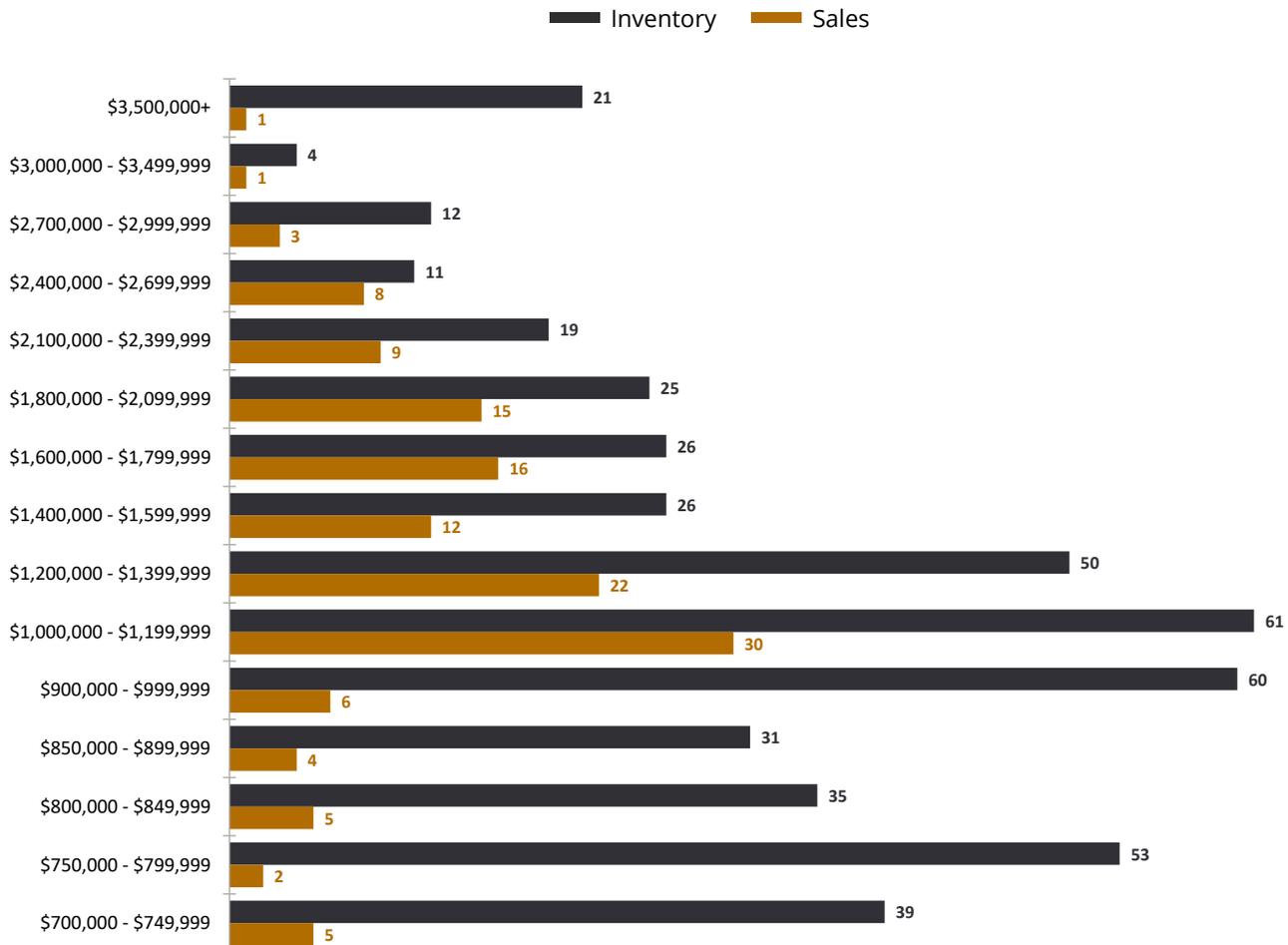
LUXURY INVENTORY VS. SALES | JANUARY 2026

Total Inventory: **473**

Total Sales: **139**

Total Sales Ratio²: **29%**

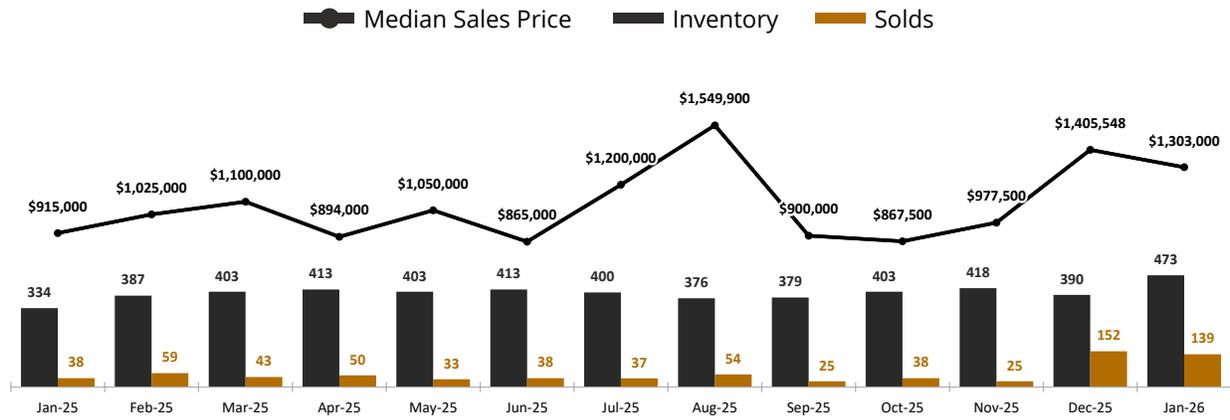
Seller's Market



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	24	0%
1,000 - 1,499	\$1,130,000	2	3	59	115	51%
1,500 - 1,999	\$1,550,000	2	3	37	149	25%
2,000 - 2,499	\$1,890,429	2	3	28	111	25%
2,500 - 2,999	\$2,468,138	3	4	12	41	29%
3,000+	\$2,500,000	3	4	3	33	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 Jan. 2026
334 **473**

VARIANCE: **42%**

TOTAL SOLDS

Jan. 2025 Jan. 2026
38 **139**

VARIANCE: **266%**

SALES PRICE

Jan. 2025 Jan. 2026
\$915k **\$1.30m**

VARIANCE: **42%**

SALE PRICE PER SQFT.

Jan. 2025 Jan. 2026
\$618 **\$855**

VARIANCE: **38%**

SALE TO LIST PRICE RATIO

Jan. 2025 Jan. 2026
97.06% **100.00%**

VARIANCE: **3%**

DAYS ON MARKET

Jan. 2025 Jan. 2026
40 **0**

VARIANCE: **-100%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | JANUARY 2026

- The attached luxury market is a **Seller's Market** with a **29% Sales Ratio**.
- Homes sold for a median of **100.00% of list price** in January 2026.
- The most active price band is **\$2,400,000-\$2,699,999**, where the sales ratio is **73%**.
- The median luxury sales price for attached homes is **\$1,303,000**.
- The median days on market for January 2026 was **0** days, down from **40** 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.