



COASTAL PINELLAS
COUNTY WEST
FLORIDA

COASTAL PINELLAS COUNTY WEST SINGLE-FAMILY HOMES

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

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

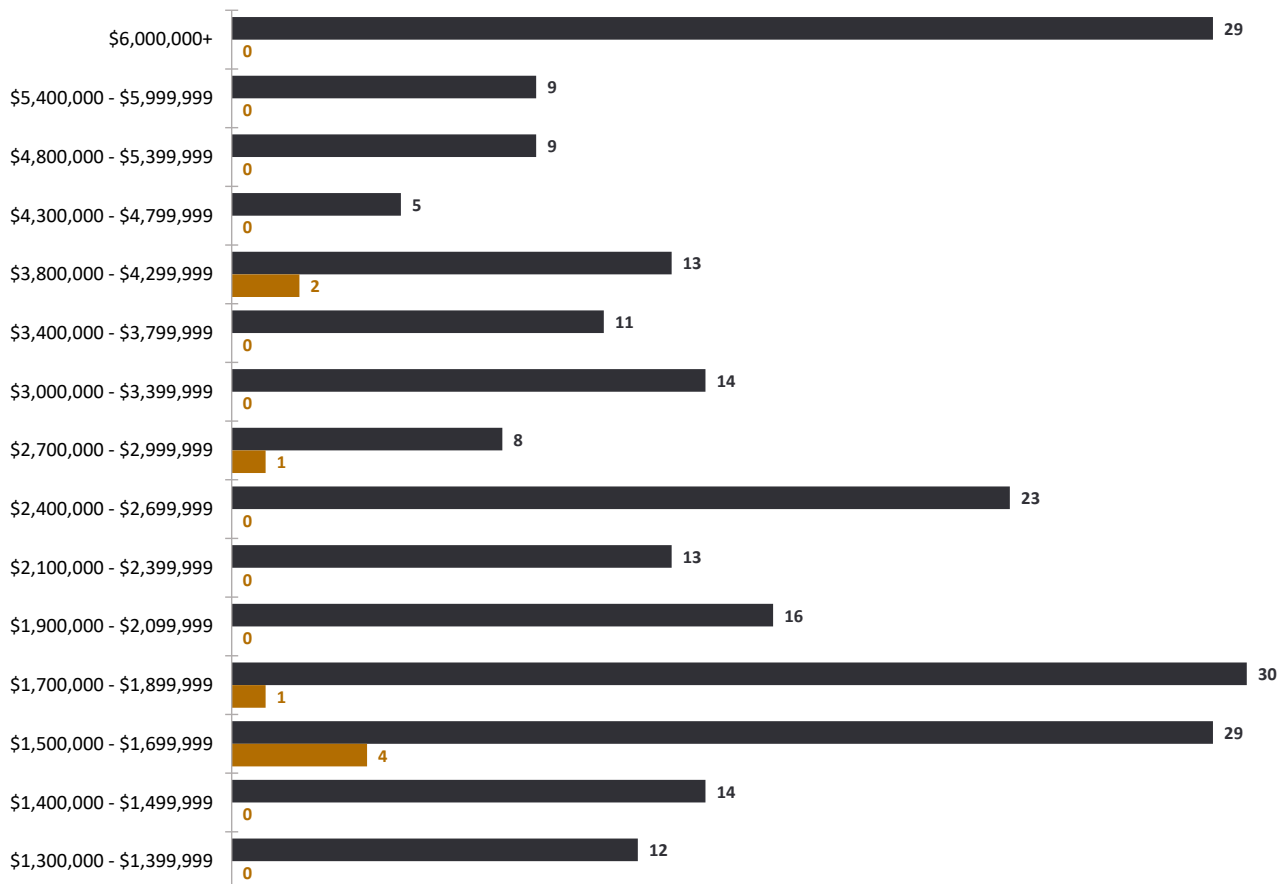
Total Inventory: **235**

Total Sales: **8**

Total Sales Ratio²: **3%**

Buyer's Market

Inventory Sales



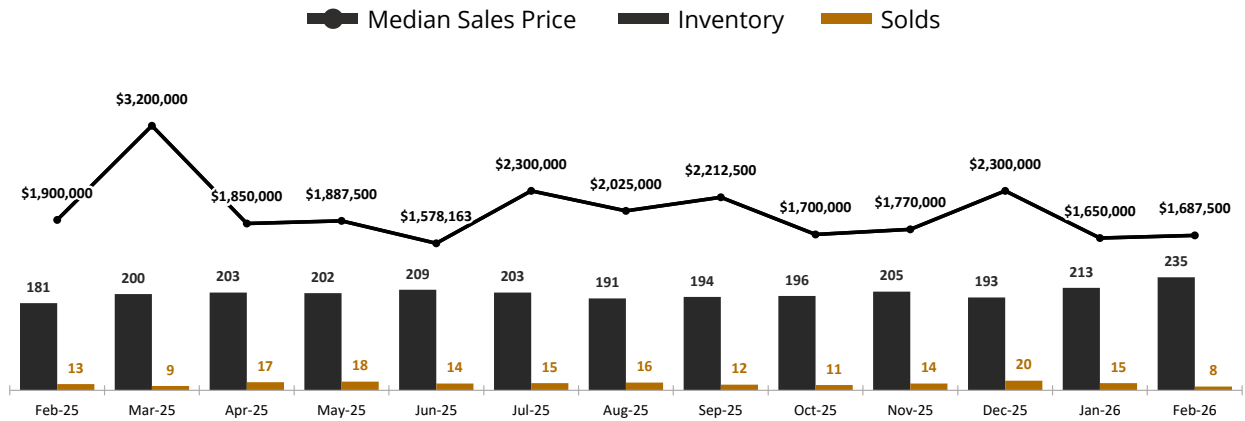
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$1,550,000	2	3	1	30	3%
2,000 - 2,499	\$1,610,000	3	3	3	43	7%
2,500 - 2,999	NA	NA	NA	0	34	0%
3,000 - 3,499	\$2,247,500	5	4	2	33	6%
3,500 - 3,999	NA	NA	NA	0	30	0%
4,000+	\$3,872,500	5	6	2	65	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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025: **181**
Feb. 2026: **235**

VARIANCE: **30%**

TOTAL SOLDS

Feb. 2025: **13**
Feb. 2026: **8**

VARIANCE: **-38%**

SALES PRICE

Feb. 2025: **\$1.90m**
Feb. 2026: **\$1.69m**

VARIANCE: **-11%**

SALE PRICE PER SQFT.

Feb. 2025: **\$584**
Feb. 2026: **\$774**

VARIANCE: **33%**

SALE TO LIST PRICE RATIO

Feb. 2025: **96.20%**
Feb. 2026: **97.14%**

VARIANCE: **1%**

DAYS ON MARKET

Feb. 2025: **20**
Feb. 2026: **75**

VARIANCE: **275%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **3% Sales Ratio**.
- Homes sold for a median of **97.14% of list price** in February 2026.
- The most active price band is **\$3,800,000-\$4,299,999**, where the sales ratio is **15%**.
- The median luxury sales price for single-family homes is **\$1,687,500**.
- The median days on market for February 2026 was **75** days, up from **20** in February 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.

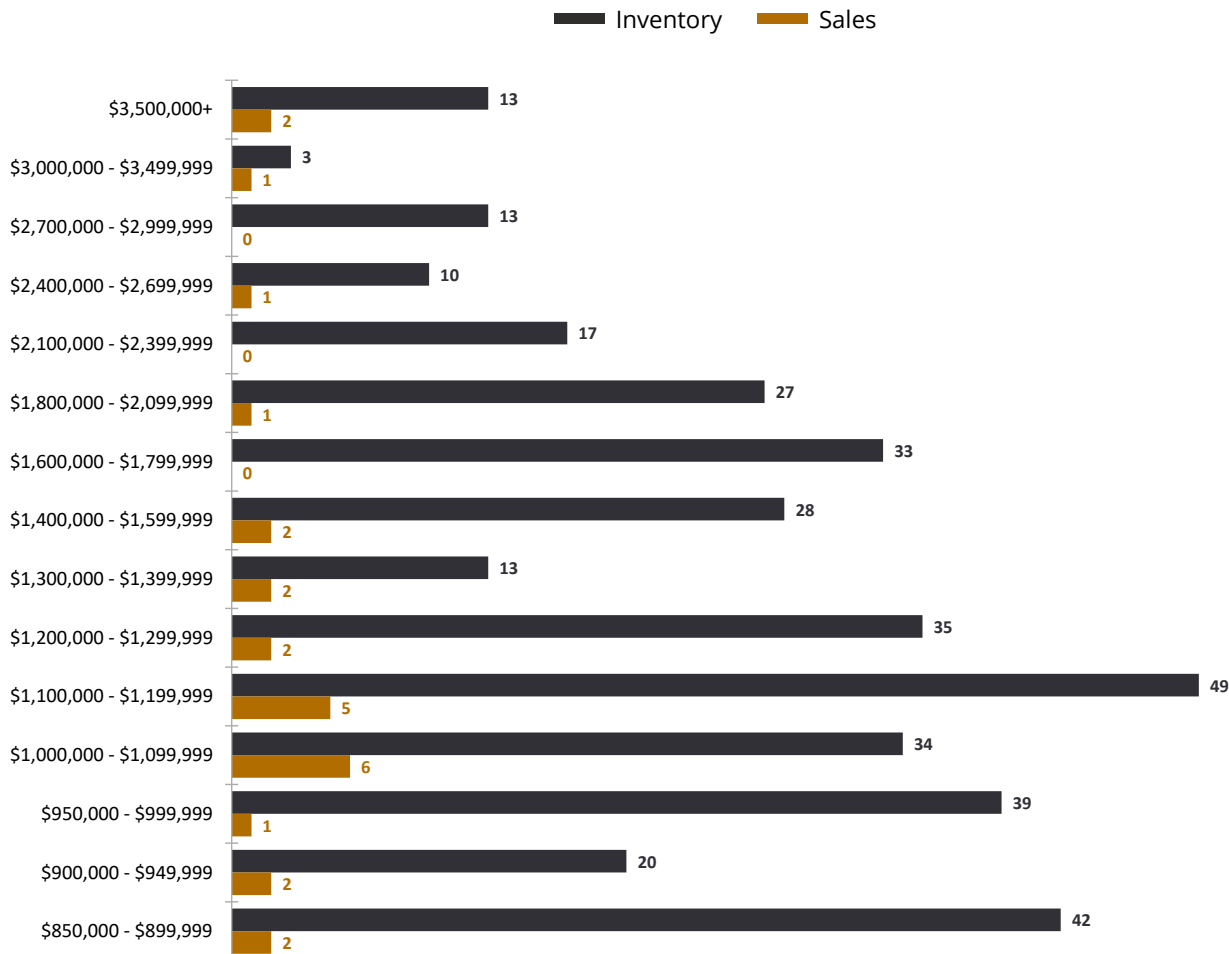
LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **376**

Total Sales: **27**

Total Sales Ratio²: **7%**

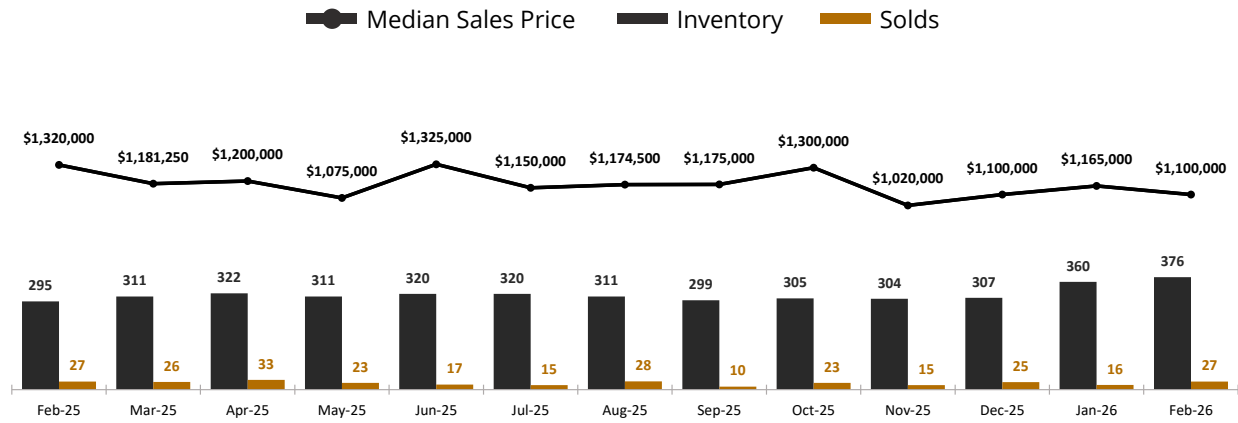
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$950,000	3	2	6	98	6%
1,500 - 1,999	\$1,100,000	3	2	10	130	8%
2,000 - 2,499	\$1,050,000	3	3	4	82	5%
2,500 - 2,999	\$2,400,000	3	4	3	32	9%
3,000 - 3,499	\$1,500,000	3	4	2	18	11%
3,500+	\$5,262,500	4	5	2	16	13%

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 | FEBRUARY

TOTAL INVENTORY

Feb. 2025: 295
Feb. 2026: 376

VARIANCE: 27%

TOTAL SOLDS

Feb. 2025: 27
Feb. 2026: 27

VARIANCE: 0%

SALES PRICE

Feb. 2025: \$1.32m
Feb. 2026: \$1.10m

VARIANCE: -17%

SALE PRICE PER SQFT.

Feb. 2025: \$664
Feb. 2026: \$654

VARIANCE: -2%

SALE TO LIST PRICE RATIO

Feb. 2025: 94.29%
Feb. 2026: 92.16%

VARIANCE: -2%

DAYS ON MARKET

Feb. 2025: 19
Feb. 2026: 61

VARIANCE: 221%

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **92.16% of list price** in February 2026.
- 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 **\$1,100,000**.
- The median days on market for February 2026 was **61** days, up from **19** in February 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.