INSTITUTE *for* LUXURY HOME MARKETING®
by Colibri Real Estate

MARCH
2026

SOUTH PINELLAS COUNTY
FLORIDA

www.LuxuryHomeMarketing.com

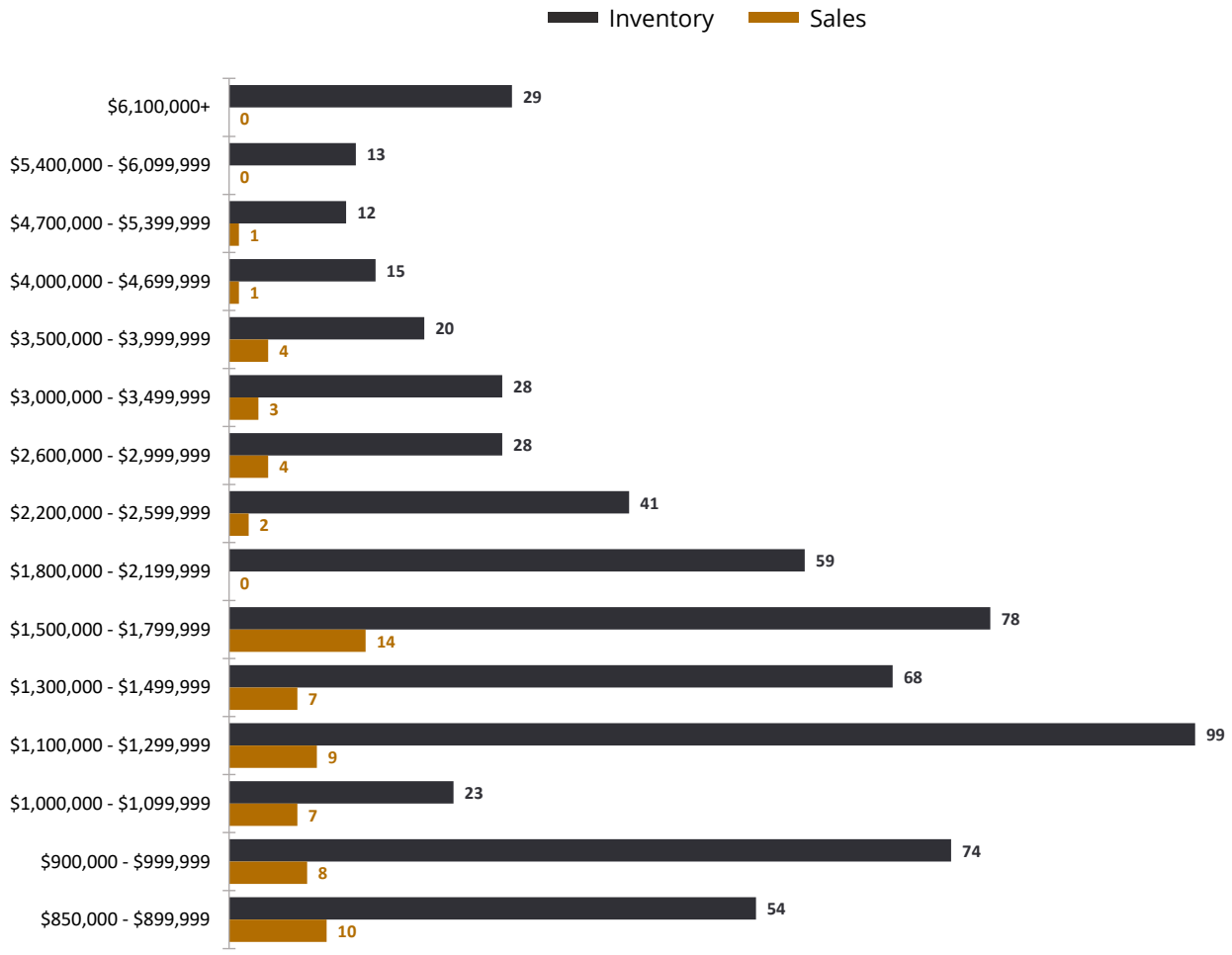
SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$850,000**

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **641**	*Total Sales:* **70**	*Total Sales Ratio*[2]*:* **11%**	**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	$1,007,500	3	2	**4**	**25**	**16%**
1,500 - 1,999	$992,500	3	2	**8**	**97**	**8%**
2,000 - 2,499	$976,000	3	3	**13**	**133**	**10%**
2,500 - 2,999	$1,250,000	4	4	**13**	**113**	**12%**
3,000 - 3,499	$1,300,000	4	3	**10**	**91**	**11%**
3,500+	$2,410,000	5	5	**22**	**182**	**12%**

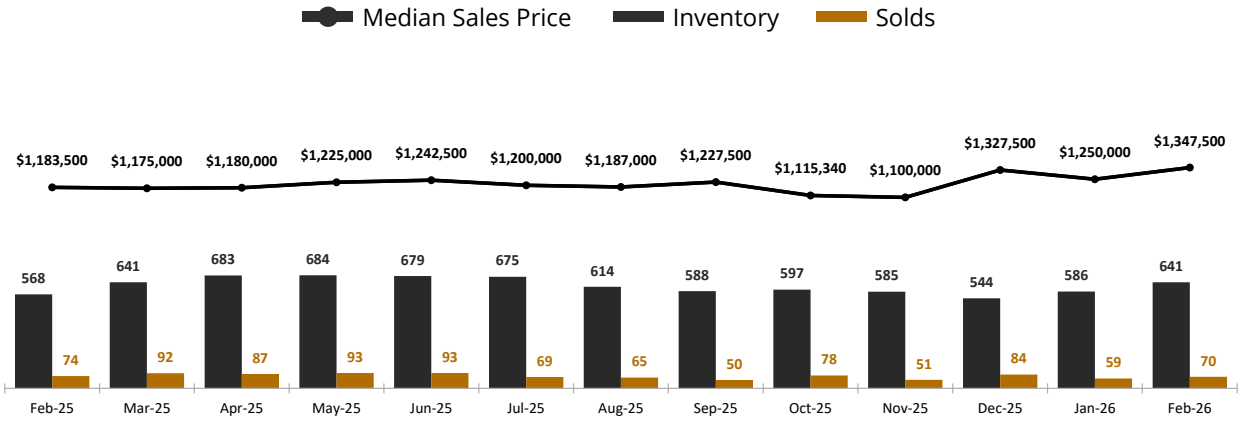
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

Luxury Benchmark Price[1]: **$850,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025	Feb. 2026
568	641

VARIANCE: **13%**

TOTAL SOLDS

Feb. 2025	Feb. 2026
74	70

VARIANCE: **-5%**

SALES PRICE

Feb. 2025	Feb. 2026
$1.18m	$1.35m

VARIANCE: **14%**

SALE PRICE PER SQFT.

Feb. 2025	Feb. 2026
$515	$482

VARIANCE: **-6%**

SALE TO LIST PRICE RATIO

Feb. 2025	Feb. 2026
96.90%	93.92%

VARIANCE: **-3%**

DAYS ON MARKET

Feb. 2025	Feb. 2026
29	64

VARIANCE: **121%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | FEBRUARY 2026

- The single-family luxury market is a **Buyer's Market** with a **11% Sales Ratio**.
- Homes sold for a median of **93.92% of list price** in February 2026.
- The most active price band is **$1,000,000-$1,099,999**, where the sales ratio is **30%**.
- The median luxury sales price for single-family homes is **$1,347,500**.
- The median days on market for February 2026 was **64** days, up from **29** in February 2025.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.

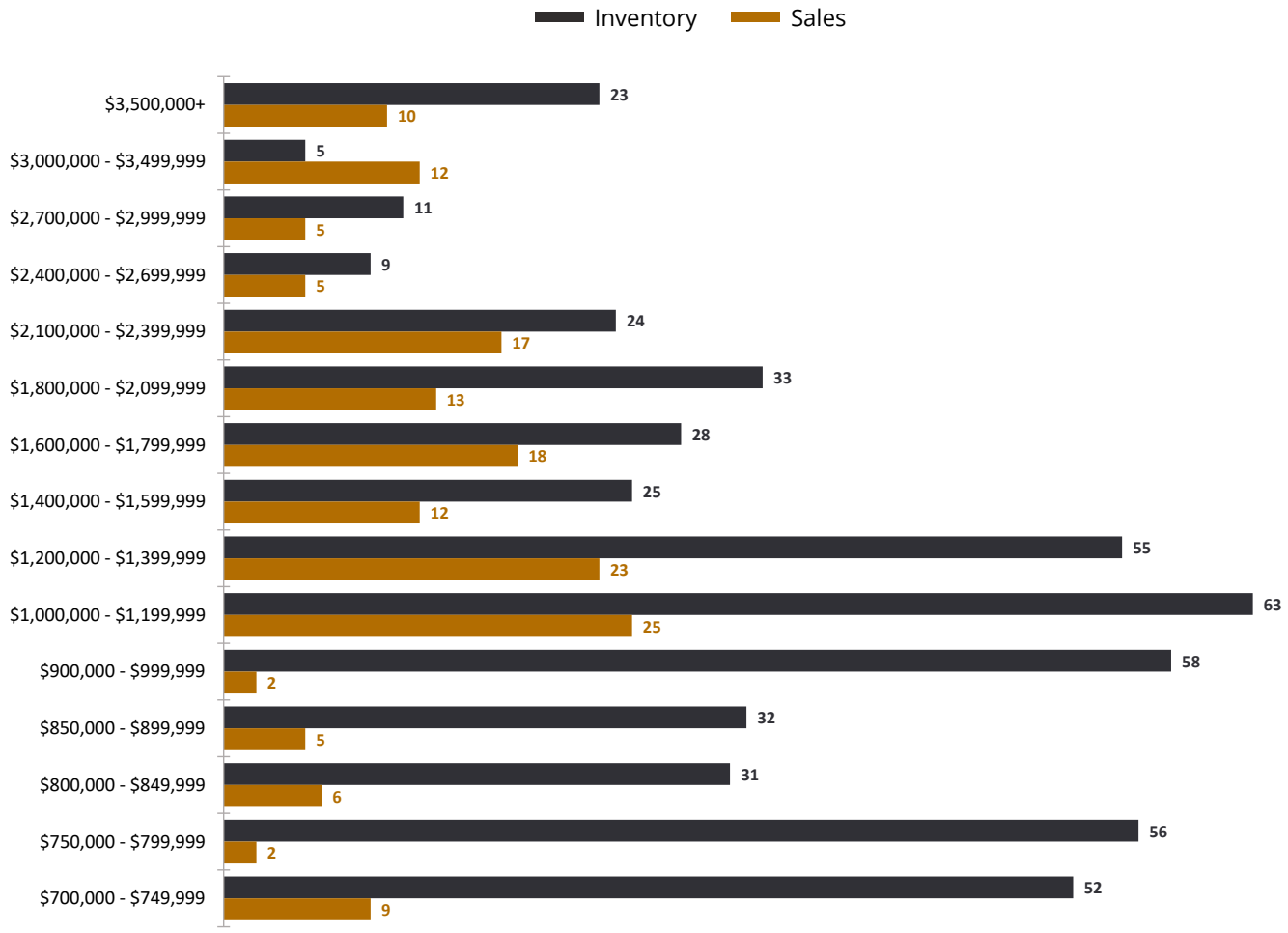
SOUTH PINELLAS COUNTY

ATTACHED HOMES

Luxury Benchmark Price[1]: **$700,000**

LUXURY INVENTORY VS. SALES | FEBRUARY 2026

Total Inventory: **505**	*Total Sales:* **164**	*Total Sales Ratio*[2]*:* **32%**	**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**	**25**	**0%**
1,000 - 1,499	$1,134,500	2	3	**45**	**127**	**35%**
1,500 - 1,999	$1,621,400	3	3	**59**	**153**	**39%**
2,000 - 2,499	$2,245,013	3	4	**25**	**122**	**20%**
2,500 - 2,999	$3,050,000	3	4	**23**	**44**	**52%**
3,000+	$2,845,275	3	4	**12**	**34**	**35%**

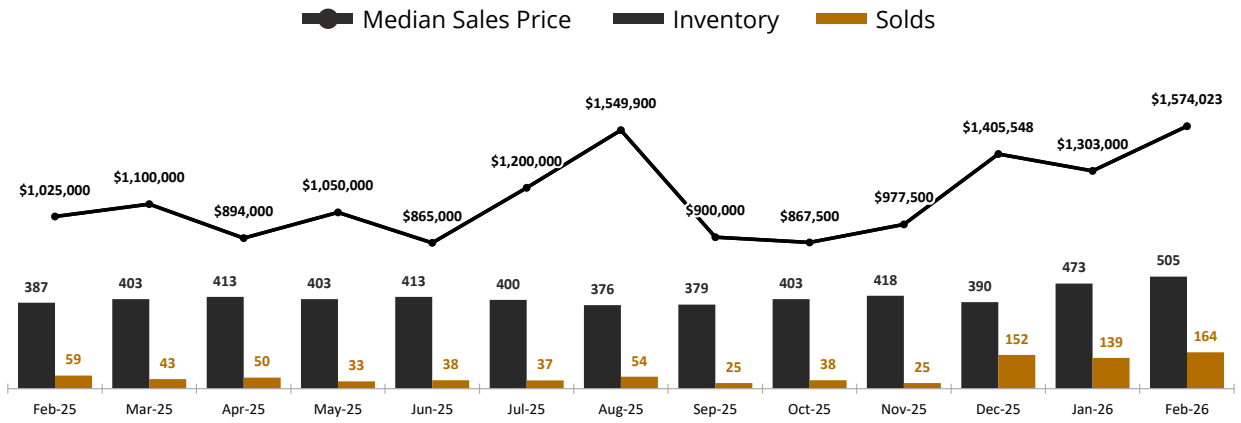
[1] The luxury threshold price is set by The Institute for Luxury Home Marketing. [2]Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SOUTH PINELLAS COUNTY

ATTACHED HOMES

Luxury Benchmark Price[1]: **$700,000**

13-MONTH LUXURY MARKET TREND[4]



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2025	Feb. 2026
387	505

VARIANCE: **30%**

TOTAL SOLDS

Feb. 2025	Feb. 2026
59	164

VARIANCE: **178%**

SALES PRICE

Feb. 2025	Feb. 2026
$1.03m	$1.57m

VARIANCE: **54%**

SALE PRICE PER SQFT.

Feb. 2025	Feb. 2026
$592	$890

VARIANCE: **50%**

SALE TO LIST PRICE RATIO

Feb. 2025	Feb. 2026
96.36%	100.00%

VARIANCE: **4%**

DAYS ON MARKET

Feb. 2025	Feb. 2026
30	0

VARIANCE: **-100%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | FEBRUARY 2026

- The attached luxury market is a **Seller's Market** with a **32% Sales Ratio**.
- Homes sold for a median of **100.00% of list price** in February 2026.
- The most active price band is **$3,000,000-$3,499,999**, where the sales ratio is **240%**.
- The median luxury sales price for attached homes is **$1,574,023**.
- The median days on market for February 2026 was **0** days, down from **30** in February 2025.

[3]Square foot table does not account for listings and solds where square foot data is not disclosed.
[4]Data reported includes Active and Sold properties and does not include Pending properties.