



COASTAL PINELLAS
COUNTY WEST
FLORIDA

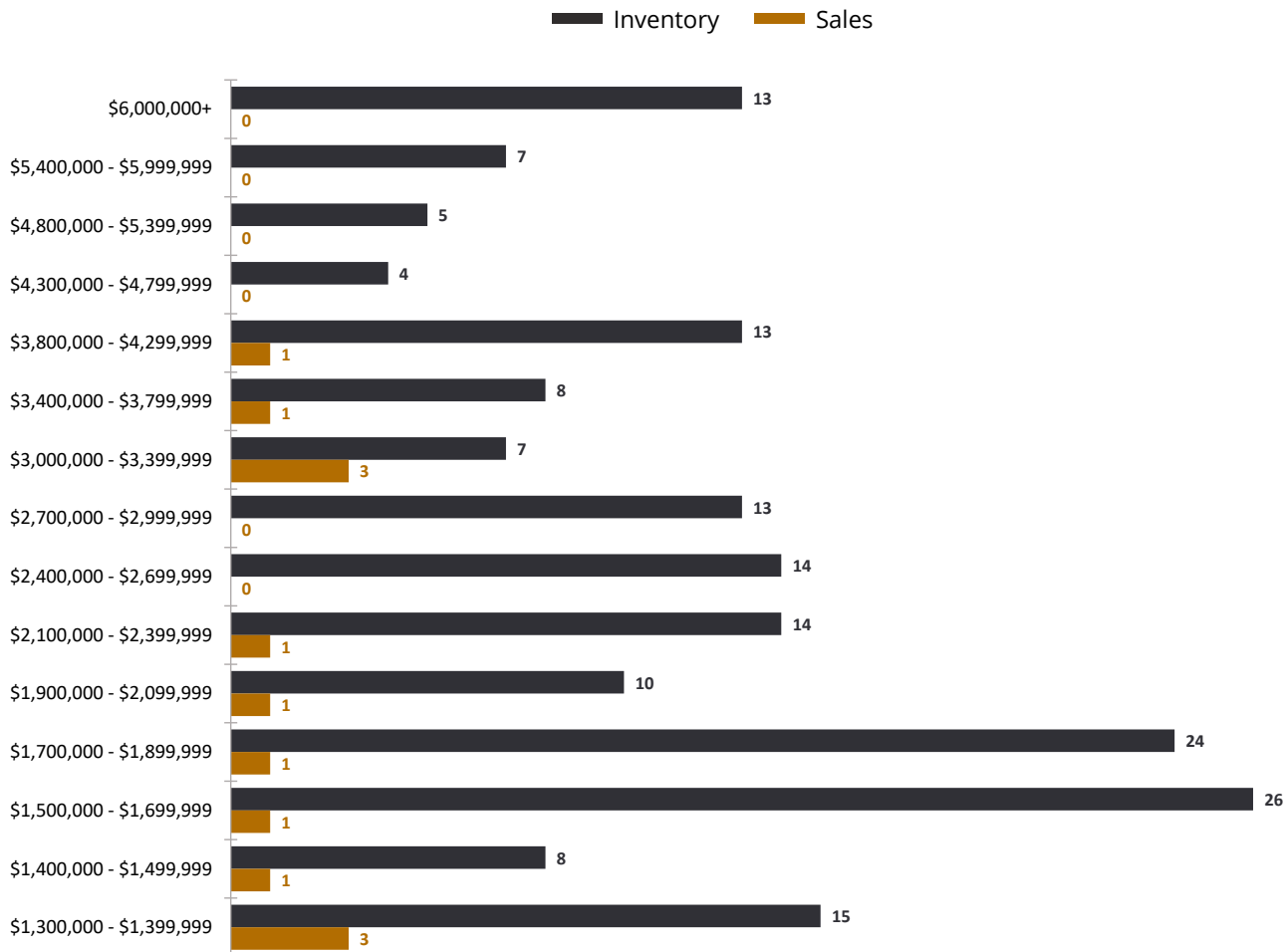
LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: 181

Total Sales: 13

Total Sales Ratio²: 7%

Buyer's Market



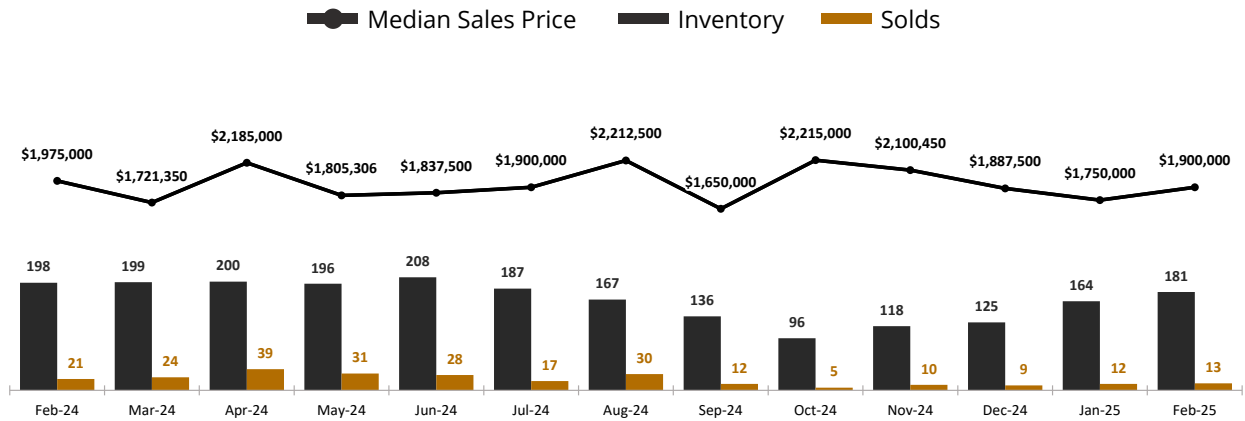
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,999	\$2,280,000	3	2	2	35	6%
2,000 - 2,499	\$1,362,500	3	3	4	23	17%
2,500 - 2,999	\$1,560,000	3	3	1	36	3%
3,000 - 3,499	\$3,550,000	4	3	3	24	13%
3,500 - 3,999	\$2,100,000	5	5	1	16	6%
4,000+	\$2,550,000	6	6	2	47	4%

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. 2024 Feb. 2025
198 **181**

VARIANCE: **-9%**

TOTAL SOLDS

Feb. 2024 Feb. 2025
21 **13**

VARIANCE: **-38%**

SALES PRICE

Feb. 2024 Feb. 2025
\$1.98m **\$1.90m**

VARIANCE: **-4%**

SALE PRICE PER SQFT.

Feb. 2024 Feb. 2025
\$765 **\$584**

VARIANCE: **-24%**

SALE TO LIST PRICE RATIO

Feb. 2024 Feb. 2025
93.94% **96.20%**

VARIANCE: **2%**

DAYS ON MARKET

Feb. 2024 Feb. 2025
66 **20**

VARIANCE: **-70%**

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | FEBRUARY 2025

- The single-family luxury market is a **Buyer's Market** with a **7% Sales Ratio**.
- Homes sold for a median of **96.20% of list price** in February 2025.
- The most active price band is **\$3,000,000-\$3,399,999**, where the sales ratio is **43%**.
- The median luxury sales price for single-family homes is **\$1,900,000**.
- The median days on market for February 2025 was **20** days, down from **66** in February 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.

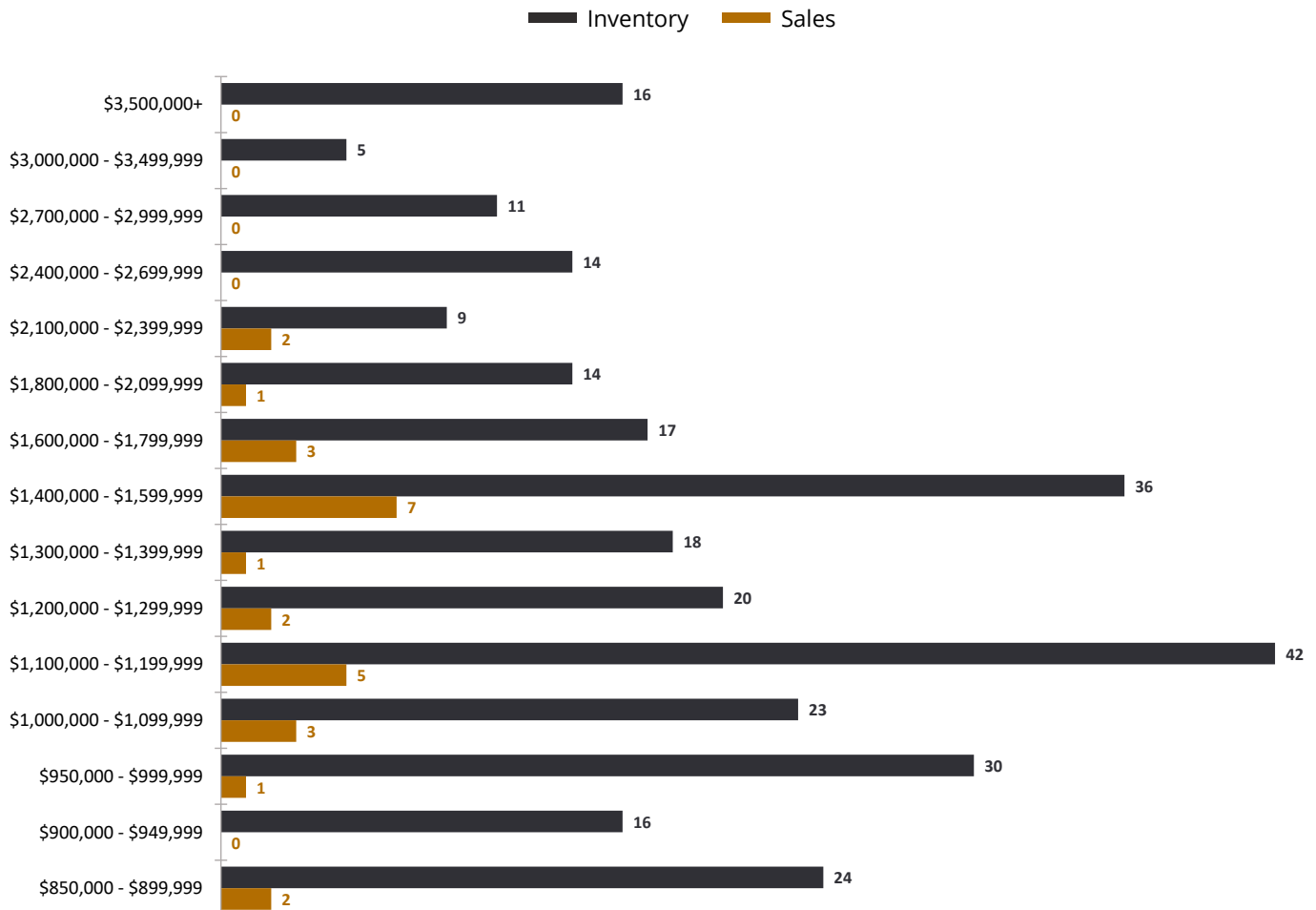
LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **295**

Total Sales: **27**

Total Sales Ratio²: **9%**

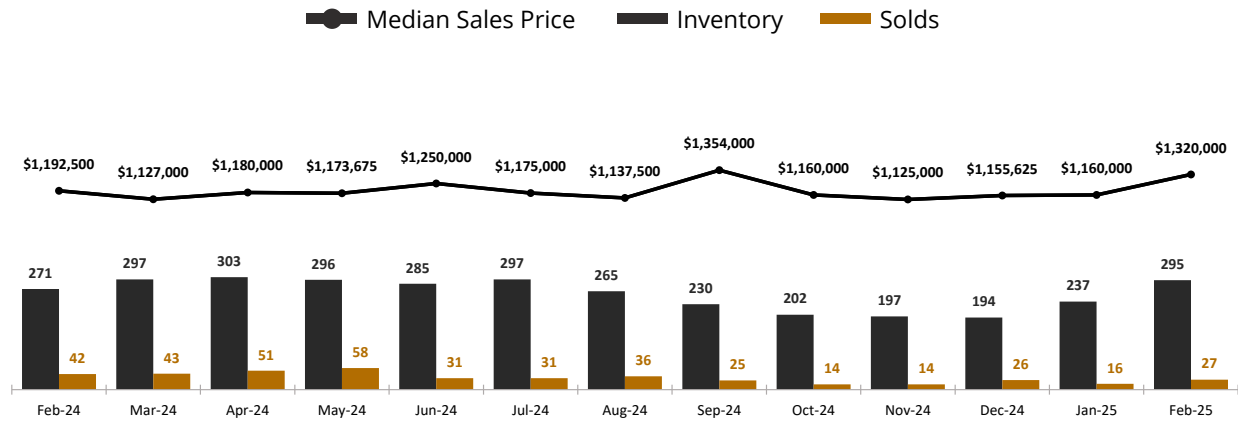
Buyer's Market



Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 1,499	\$1,122,500	3	2	6	86	7%
1,500 - 1,999	\$1,150,000	3	2	7	87	8%
2,000 - 2,499	\$1,450,000	3	3	4	56	7%
2,500 - 2,999	\$1,579,775	5	4	10	32	31%
3,000 - 3,499	NA	NA	NA	0	14	0%
3,500+	NA	NA	NA	0	20	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 | FEBRUARY

TOTAL INVENTORY

Feb. 2024: 271
Feb. 2025: 295

VARIANCE: 9%

TOTAL SOLDS

Feb. 2024: 42
Feb. 2025: 27

VARIANCE: -36%

SALES PRICE

Feb. 2024: \$1.19m
Feb. 2025: \$1.32m

VARIANCE: 11%

SALE PRICE PER SQFT.

Feb. 2024: \$730
Feb. 2025: \$664

VARIANCE: -9%

SALE TO LIST PRICE RATIO

Feb. 2024: 96.56%
Feb. 2025: 94.29%

VARIANCE: -2%

DAYS ON MARKET

Feb. 2024: 30
Feb. 2025: 19

VARIANCE: -37%

COASTAL PINELLAS COUNTY WEST MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Buyer's Market** with a **9% Sales Ratio**.
- Homes sold for a median of **94.29% of list price** in February 2025.
- The most active price band is **\$2,100,000-\$2,399,999**, where the sales ratio is **22%**.
- The median luxury sales price for attached homes is **\$1,320,000**.
- The median days on market for February 2025 was **19** days, down from **30** in February 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.