



SOUTH PINELLAS
COUNTY
FLORIDA

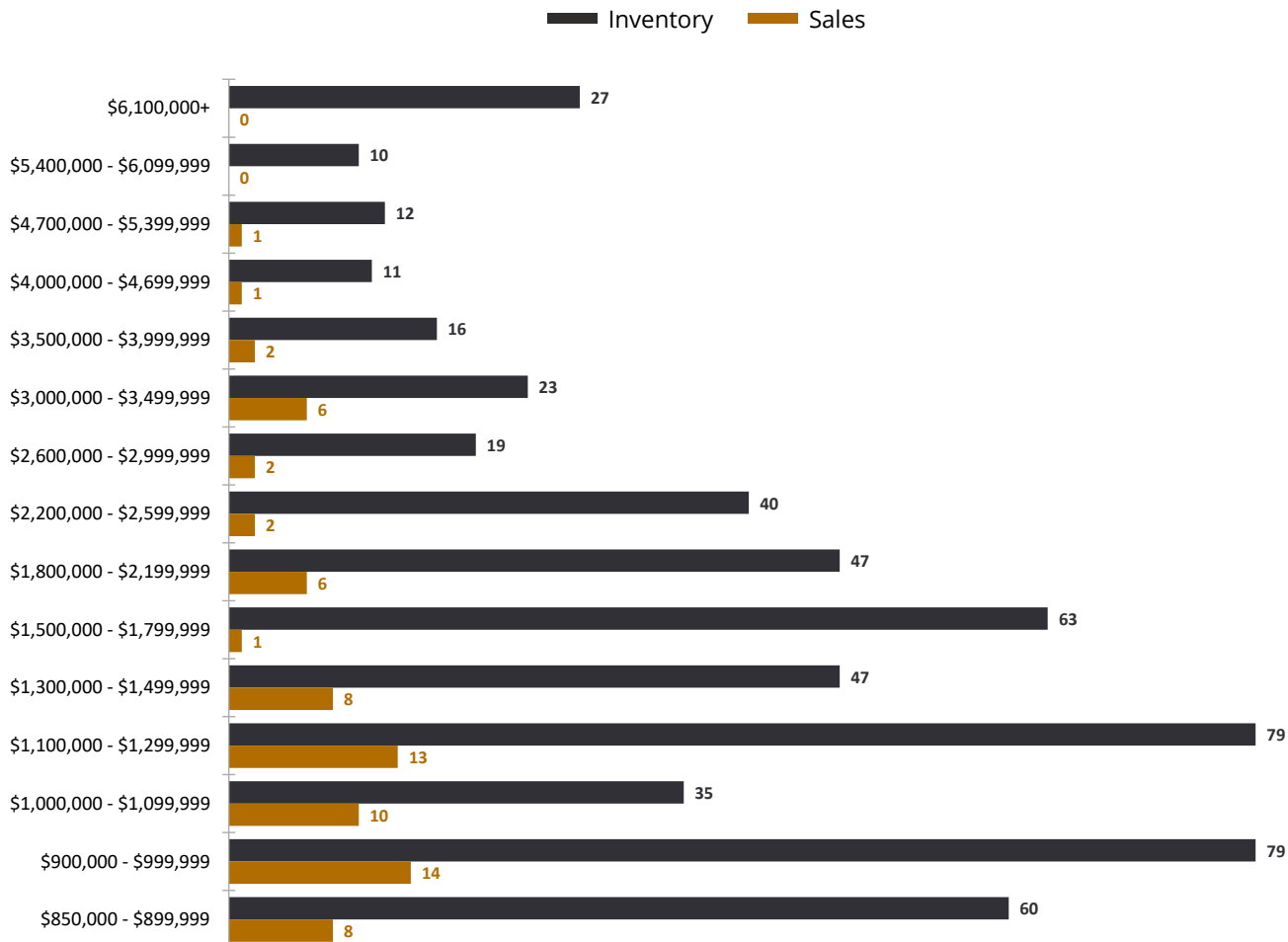
LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **568**

Total Sales: **74**

Total Sales Ratio²: **13%**

Balanced 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	\$963,000	2	2	4	21	19%
1,500 - 1,999	\$955,500	3	2	12	112	11%
2,000 - 2,499	\$1,166,000	3	3	20	121	17%
2,500 - 2,999	\$1,174,990	4	3	17	105	16%
3,000 - 3,499	\$1,360,000	4	3	7	70	10%
3,500+	\$2,860,000	5	5	14	139	10%

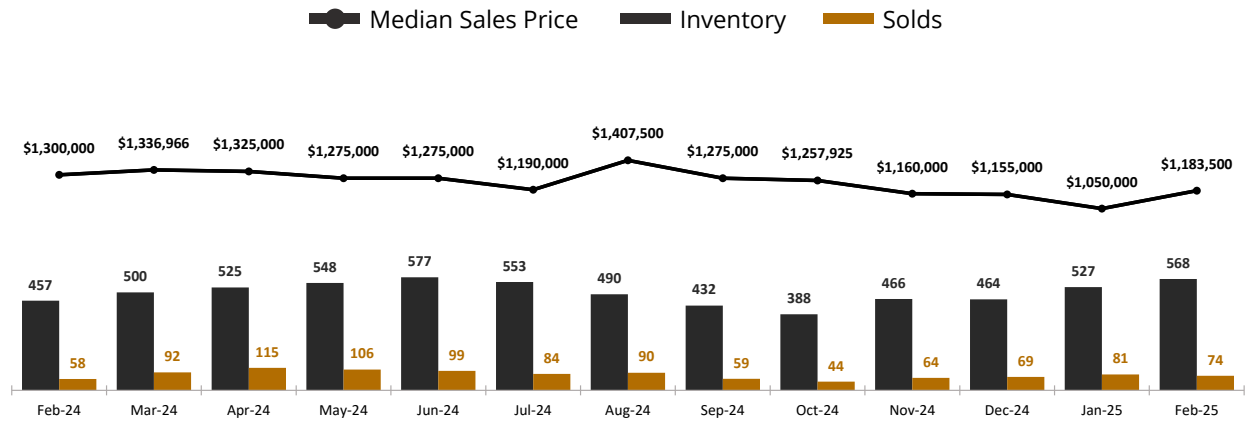
¹ The luxury threshold price is set by The Institute for Luxury Home Marketing. ² Sales Ratio defines market speed and market type: Buyer's < 12%; Balanced >= 12 to < 21%; Seller's >= 21%. If >100% MLS® data reported previous month's sales exceeded current inventory.

SOUTH PINELLAS COUNTY

SINGLE-FAMILY HOMES

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

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2024: 457
Feb. 2025: 568

VARIANCE: **24%**

TOTAL SOLDS

Feb. 2024: 58
Feb. 2025: 74

VARIANCE: **28%**

SALES PRICE

Feb. 2024: \$1.30m
Feb. 2025: \$1.18m

VARIANCE: **-9%**

SALE PRICE PER SQFT.

Feb. 2024: \$581
Feb. 2025: \$515

VARIANCE: **-11%**

SALE TO LIST PRICE RATIO

Feb. 2024: 95.47%
Feb. 2025: 96.90%

VARIANCE: **1%**

DAYS ON MARKET

Feb. 2024: 45
Feb. 2025: 29

VARIANCE: **-36%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | FEBRUARY 2025

- The single-family luxury market is a **Balanced Market** with a **13% Sales Ratio**.
- Homes sold for a median of **96.90% of list price** in February 2025.
- The most active price band is **\$1,000,000-\$1,099,999**, where the sales ratio is **29%**.
- The median luxury sales price for single-family homes is **\$1,183,500**.
- The median days on market for February 2025 was **29** days, down from **45** 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.

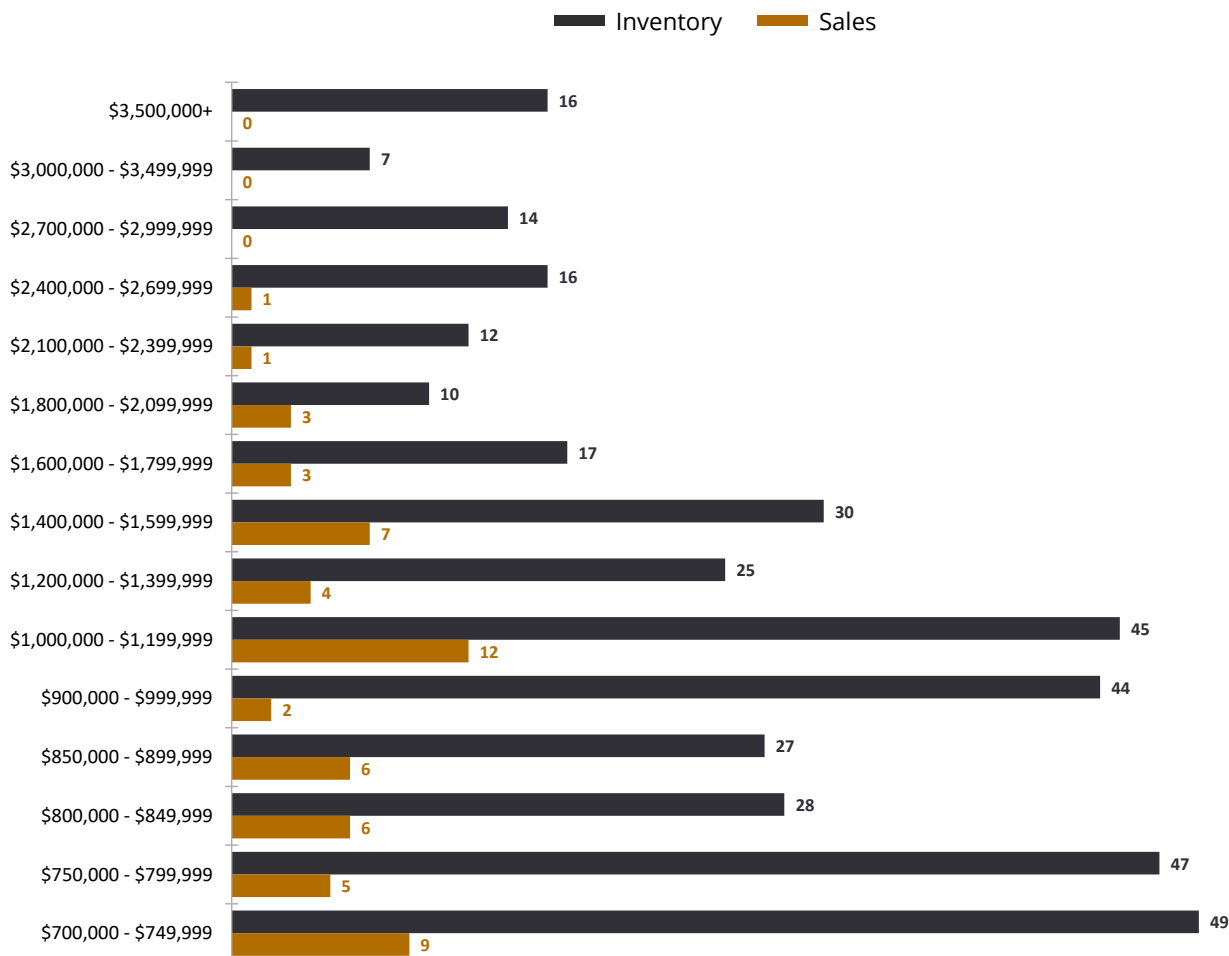
LUXURY INVENTORY VS. SALES | FEBRUARY 2025

Total Inventory: **387**

Total Sales: **59**

Total Sales Ratio²: **15%**

Balanced Market



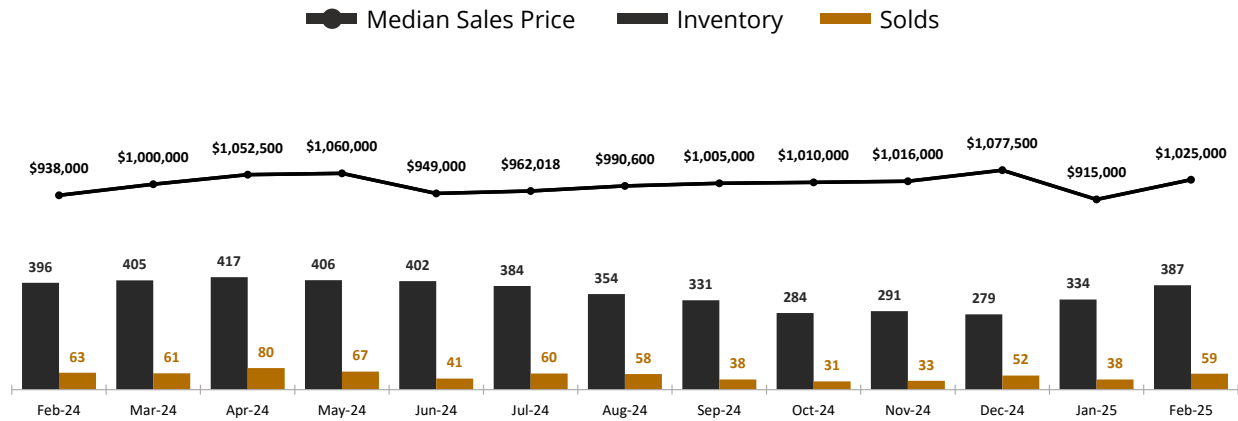
Square Feet ³ -Range-	Price -Median Sold-	Beds -Median Sold-	Baths -Median Sold-	Sold -Total-	Inventory -Total-	Sales Ratio -Sold/Inventory-
0 - 999	NA	NA	NA	0	18	0%
1,000 - 1,499	\$780,000	2	2	17	100	17%
1,500 - 1,999	\$1,025,000	3	3	21	115	18%
2,000 - 2,499	\$1,025,000	3	3	9	88	10%
2,500 - 2,999	\$1,579,775	4	4	12	29	41%
3,000+	NA	NA	NA	0	37	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.

SOUTH PINELLAS COUNTY

ATTACHED HOMES
Luxury Benchmark Price¹: **\$700,000**

13-MONTH LUXURY MARKET TREND⁴



MEDIAN DATA REVIEW | FEBRUARY

TOTAL INVENTORY

Feb. 2024 Feb. 2025
396 **387**

VARIANCE: **-2%**

TOTAL SOLDS

Feb. 2024 Feb. 2025
63 **59**

VARIANCE: **-6%**

SALES PRICE

Feb. 2024 Feb. 2025
\$938k **\$1.03m**

VARIANCE: **9%**

SALE PRICE PER SQFT.

Feb. 2024 Feb. 2025
\$633 **\$592**

VARIANCE: **-6%**

SALE TO LIST PRICE RATIO

Feb. 2024 Feb. 2025
96.88% **96.36%**

VARIANCE: **-1%**

DAYS ON MARKET

Feb. 2024 Feb. 2025
40 **30**

VARIANCE: **-25%**

SOUTH PINELLAS COUNTY MARKET SUMMARY | FEBRUARY 2025

- The attached luxury market is a **Balanced Market** with a **15% Sales Ratio**.
- Homes sold for a median of **96.36% of list price** in February 2025.
- The most active price band is **\$1,800,000-\$2,099,999**, where the sales ratio is **30%**.
- The median luxury sales price for attached homes is **\$1,025,000**.
- The median days on market for February 2025 was **30** days, down from **40** 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.