

COASTAL REALTY GROUP · JUNE 2026

# Tampa Bay

## *Luxury Market Report*

Homes \$1,000,000 and Above · Prepared by **Sarah Wilson**, Luxury  
REALTOR®



MARKET AT A GLANCE

## June 2026 – Key Figures

**\$1.65M**

Median Luxury Sale Price

↑ 5.1% year-over-year

**96.8%**

Sale-to-List Ratio

Sellers commanding near-full price

**48**

Avg. Days on Market

Well-priced estates move swiftly

**+12%**

\$1M+ Closings YoY

Sustained momentum

## MARKET SUMMARY

# A Market Defined by Strength & Selectivity

Tampa Bay's luxury segment continues to strengthen through June 2026. Waterfront estates along **Davis Islands, Bayshore Boulevard,** and the **St. Petersburg and Clearwater coastlines** are leading the charge, underpinned by constrained premium inventory and persistent demand from discerning out-of-state buyers.

The most architecturally significant and impeccably presented homes continue to command above-asking offers — a testament to the enduring appeal of Tampa Bay's finest addresses.



SUBMARKET SNAPSHOT

# Luxury Submarkets – June 2026

Area	Median Price	Days on Market	\$1M+ Sales (YoY)
Davis Islands	\$2,400,000	41	↑ 9%
Bayshore Beautiful	\$1,950,000	46	↑ 14%
St. Petersburg Waterfront	\$1,600,000	52	↑ 7%
Clearwater Beach	\$1,450,000	55	↑ 11%

Bayshore Beautiful leads year-over-year growth at 14%, while Davis Islands commands the highest median at \$2.4M — reflecting the enduring prestige of Tampa's most coveted island addresses.

MARKET INTELLIGENCE

# What This Means for You

## For Sellers

In this market, **presentation is everything**. Exceptional staging, professional photography, and discreet, targeted marketing to qualified buyers consistently yield premium offers — often above list price on the finest estates.

## For Buyers

The best estates rarely linger. **Decisive action and expert counsel** are essential. Partnering with a dedicated luxury specialist ensures access to off-market opportunities and the negotiating acumen to secure exceptional properties at fair value.



ESTATE SPOTLIGHT

## Bayshore & Davis Islands

These storied addresses define Tampa Bay's luxury landscape — **gated waterfront compounds** with private deep-water docks, sweeping bay views, and homes of genuine architectural significance. From Mediterranean Revival estates to contemporary glass masterworks, these enclaves represent the pinnacle of Florida luxury living.

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# A Complimentary, *Confidential* Consultation

Whether you are considering a discreet sale or searching for an exceptional estate, **Sarah Wilson** offers an exclusive, no-obligation home valuation and a curated market briefing tailored to your property.



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- ☐ All consultations are conducted with complete discretion. Your privacy is paramount.