



PINELLAS COUNTY

# Dunedin

A city guide from Juan Alcalá with Tru Living Group

A small Gulf-coast city you can walk end to end.

Where to live, what it costs, and things to do.



ORIENTATION

# Three ways to live here

10.4 SQ MI · ~36,000 PEOPLE  
25 MILES WEST OF TAMPA

## Downtown & the core

Main Street, the marina, the breweries and the Pinellas Trail all within a few blocks. The most walkable address, and the most competitive.

WALK SCORE TO 90

## Water & causeway

Dunedin Isles, Shore Crest and the causeway corridor: docks, sunsets, salty air. Insurance and elevation matter most here.

GULF FRONTAGE \$700K+

## Inland & established

Fairway Estates, Highland Woods, Virginia Park: bigger lots, mature oaks, higher ground, more house per dollar.

MID \$400S – \$650K

*Price bands reflect Dunedin listing and sale data reported across Stellar MLS, Zillow and Redfin, spring-summer 2026.*

# The Dunedin market

JUNE 2026  
STELLAR MLS · ZILLOW

\$446,500

MEDIAN SALE PRICE

Up 0.3% year over year

48 days

MEDIAN DAYS ON  
MARKET

Slower than a year ago

367

ACTIVE LISTINGS,  
ALL TYPES

Down 20.7% year over  
year

\$296

PER SQUARE FOOT

Up 2.6% year over year

## What the numbers are telling us

Dunedin is scarce, not frantic. Inventory is down more than a fifth from last summer and new listings are down nearly a third — but homes are taking about seven weeks to go under contract, and roughly a third of listings have taken a price cut.

## What that means for you

Values are still climbing about 3% a year, so nothing here is a bargain. But you have time to inspect properly, negotiate roof and insurance, and wait for the right block — while anything walkable and well-priced still moves fast.

# Where people land

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## 01 Downtown Dunedin

Bungalows on Scottish-named streets, the marina two blocks off Main, the Pinellas Trail running through. You will use your car less than anywhere else in Pinellas — and pay for the privilege.

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## 02 Dunedin Isles & the causeway

Mid-century waterfront streets north of downtown, golf club at the center, Honeymoon Island over the bridge. Strong resale — and the part of town where flood zone and elevation drive the conversation.

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## 03 Fairway Estates · Highland Woods

East of downtown on higher ground: ranch homes, canopy trees and lower flood risk. The value play if you want the address and more square footage.

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### ALSO WORTH A LOOK

Virginia Park · Ranchwood Estates · Shore Crest · Ozona · Palm Harbor

### SCHOOLS

Pinellas County Schools holds an A district grade from the state. Dunedin addresses feed a straight local run: elementary, middle and high all inside the city.

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Dunedin Elementary  
K–5

Dunedin Highland Middle  
6–8

Dunedin High  
IB PROGRAM

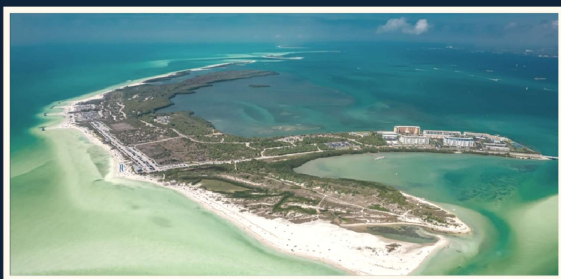
Palm Harbor University  
SOME NORTH ZONES

*District grade: FLDOE. Zoning varies block to block — confirm before you write an offer.*

## OUTDOORS

# Two islands and one long trail

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## Honeymoon Island

Over the causeway: four miles of beach, a trail through virgin slash pine, osprey overhead. Ten minutes from Main Street.



## Caladesi Island

Ferry-only from Honeymoon, which is exactly why it stays quiet. Regularly named among the best beaches in America.



## Pinellas Trail

Nearly 50 paved miles from St. Pete to Tarpon Springs, straight through downtown. Locals ride it to dinner.

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Add the marina, the causeway sandbars for kayaking, and a golf club in the middle of the city. most of it inside a ten-minute drive.

TEN MINUTES TO THE GULF

WHERE WE EAT

# Dinner is walkable

MAIN STREET · DOUGLAS AVE · THE MARINA

## Bon Appétit

WATERFRONT · THE MARINA

Voted Tampa Bay's best waterfront restaurant. Sit outside and watch the boats come in.

## Crown & Bull

MODERN AMERICAN · MAIN ST

Local farms and ranches, craft cocktails, live music some nights. The easy date night.

## Trattoria D'Anna

ITALIAN · BAYSHORE BLVD

Fresh pasta and wood-fired pizza — the standby that fills up early.

## Hog Island Fish Camp

GULF SEAFOOD · DOWNTOWN

Chef-owned and locally sourced, with an award-winning grouper sandwich people argue about.

## HEW Parlor & Chophouse

STEAKHOUSE · DOWNTOWN

The dress-up dinner in town. Book it for visitors and anniversaries.

## Dunedin Brewery

BREWERY · DOUGLAS AVE

Florida's oldest craft brewery, open since 1996, and the anchor of a walkable taproom scene.



ALL AROUND TOWN

# The year, as we live it

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A city of 36,000 runs a calendar most places three times its size would envy: baseball in February, pipes and drums in April, a farmers market every week. Knowing it makes the first year feel a lot less like being new.

## Blue Jays Spring Training

TD Ballpark · February–March. Big-league baseball in a small park, plus a golf-cart parade to open it.

## Mardi Gras Parade

Douglas Avenue · winter, 7 p.m. Floats, beads and a longtime community favorite.

## Highland Games & Festival

Highlander Park · April. Two days of pipe bands, caber tossing and the Parade of Tartans. Nearly seventy years running.

## Dunedin Downtown Market

Main Street · weekly. Produce, makers and the reason Saturday mornings are spoken for.

## Dunedin Wines the Blues

Downtown · spring. Live blues, wine pours and a closed-off street.

## Film Festival & Christmas Parade

Independent film in the fall, the parade in December, and the Fine Art Center year-round.

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*Dates shift yearly — confirm before you plan around them.*

GOOD TO KNOW

# Things to sort out before you move

None of this is scary- it is just coastal-Florida specific, and it is what surprises people moving here from somewhere else. Pick the two or three that apply to you and we can talk them through.

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Flood zones, elevation certificates, and base flood elevation

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Property taxes and the homestead exemption

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Homeowners, flood and wind insurance: get quotes before you offer

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No state income tax: what that changes

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Roof age and whether it is insurable

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Condo milestone inspections and reserve funding

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Impact windows and mitigation credits

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HOAs, deed restrictions, and 55+ community rules

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Hurricane prep and evacuation zones on the causeway side

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Golf-cart legality street by street

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Substantial improvement rules on older waterfront homes

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School zoning, choice deadlines, and real commute times to Tampa

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DUNEDIN, FLORIDA

WANT THE DEEPER DIVE?

# This guide covers the basics.

Dunedin has many areas, details, and price ranges that don't fit on one slide. If you are actually weighing a move (or just nosy about your own block) reach out and we'll walk you through what is really happening in the area.

[VISIT THATTAMPALIFE.COM/CONTACT](https://thattampalife.com/contact)



Juan Alcalá  
REALTOR