

TRU LIVING GROUP

PINELLAS COUNTY

DUNEDIN, FLORIDA

Dunedin

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

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.

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.

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.

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.

Dunedin Elementary
K–5

Dunedin Highland Middle
6–8

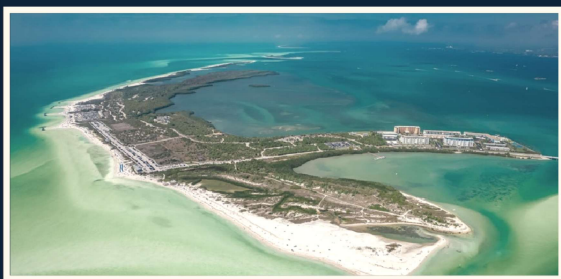
Dunedin High
IB PROGRAM

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



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.

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

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.

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.

Flood zones, elevation certificates, and base flood elevation

Property taxes and the homestead exemption

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

No state income tax: what that changes

Roof age and whether it is insurable

Condo milestone inspections and reserve funding

Impact windows and mitigation credits

HOAs, deed restrictions, and 55+ community rules

Hurricane prep and evacuation zones on the causeway side

Golf-cart legality street by street

Substantial improvement rules on older waterfront homes

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

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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.

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