



**Central Pasco Association of Realtors®
Monthly Sales Trend Indicator
2018**

Sales by Price Range - Single Family Homes & Villa's

Price Range	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
\$1 - 49,999	0	0	0										0	0.00%	0.00%
\$50,000 - 59,999	1	1	0										2	0.00%	1.52%
\$60,000 - 69,999	0	1	1										2	1.82%	1.52%
\$70,000 - 79,999	2	0	0										2	0.00%	1.52%
\$80,000 - 89,999	1	0	0										1	0.00%	0.76%
\$90,000 - 99,999	2	1	0										3	0.00%	2.27%
\$100,000 - 119,999	1	3	3										7	5.45%	5.30%
\$120,000 - 139,999	5	3	4										12	7.27%	9.09%
\$140,000 - 159,999	1	1	4										6	7.27%	4.55%
\$160,000 - 179,999	3	1	3										7	5.45%	5.30%
\$180,000 - 199,999	6	3	5										14	9.09%	10.61%
\$200,000 - 249,999	5	13	19										37	34.55%	28.03%
\$250,000 - 299,999	3	5	6										14	10.91%	10.61%
\$300,000 - 349,999	4	6	6										16	10.91%	12.12%
\$350,000 - 399,999	1	3	2										6	3.64%	4.55%
\$400,000 - 499,999	1	0	0										1	0.00%	0.76%
\$500,000 - 599,999	0	0	2										2	3.64%	1.52%
\$600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	36	41	55										132		
Previous Year	29	20	51										100		
Change from last month		13.89%	34.15%												
Change from last year	24.14%	105.00%	7.84%												
Current YTD	36	77	132												
Previous YTD	29	49	100	100	100	100	100	100	100	100	100	100			
% Change YTD	24.14%	57.14%	32.00%												



**Central Pasco Association of Realtors®
Monthly Sales Trend Indicator
2018**

Sales by Price Range - Condominiums, Townhouses and Co-Op's

Price Range	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
\$1 - 49,999	1	0	0										1	0.00%	4.35%
\$50,000 - 59,999	0	0	1										1	10.00%	4.35%
\$60,000 - 69,999	1	1	1										3	10.00%	13.04%
\$70,000 - 79,999	1	1	1										3	10.00%	13.04%
\$80,000 - 89,999	0	1	0										1	0.00%	4.35%
\$90,000 - 99,999	0	0	1										1	10.00%	4.35%
\$100,000 - 119,999	0	0	0										0	0.00%	0.00%
\$120,000 - 139,999	0	2	1										3	10.00%	13.04%
\$140,000 - 159,999	2	2	1										5	10.00%	21.74%
\$160,000 - 179,999	0	0	1										1	10.00%	4.35%
\$180,000 - 199,999	1	0	1										2	10.00%	8.70%
\$200,000 - 249,999	0	0	1										1	10.00%	4.35%
\$250,000 - 299,999	0	0	0										0	0.00%	0.00%
\$300,000 - 349,999	0	0	0										0	0.00%	0.00%
\$350,000 - 399,999	0	0	0										0	0.00%	0.00%
\$400,000 - 499,999	0	0	1										1	10.00%	4.35%
\$500,000 - 599,999	0	0	0										0	0.00%	0.00%
\$600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	6	7	10										23		
Previous Year	4	5	9										18		
Change from last month		16.67%	42.86%												
Change from last year	50.00%	40.00%	11.11%												
Current YTD	6	13	23												
Previous YTD	4	9	18	18	18	18	18	18	18	18	18	18			
% Change YTD	50.00%	44.44%	27.78%												



Central Pasco Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Price Range - Overall

Price Range	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
\$1 - 49,999	4	0	1										5	1.45%	2.98%
\$50,000 - 59,999	1	1	1										3	1.45%	1.79%
\$60,000 - 69,999	1	2	3										6	4.35%	3.57%
\$70,000 - 79,999	5	1	2										8	2.90%	4.76%
\$80,000 - 89,999	1	1	0										2	0.00%	1.19%
\$90,000 - 99,999	2	1	1										4	1.45%	2.38%
\$100,000 - 119,999	1	3	3										7	4.35%	4.17%
\$120,000 - 139,999	5	5	5										15	7.25%	8.93%
\$140,000 - 159,999	3	6	6										15	8.70%	8.93%
\$160,000 - 179,999	3	1	4										8	5.80%	4.76%
\$180,000 - 199,999	8	3	6										17	8.70%	10.12%
\$200,000 - 249,999	5	13	20										38	28.99%	22.62%
\$250,000 - 299,999	3	5	6										14	8.70%	8.33%
\$300,000 - 349,999	4	6	6										16	8.70%	9.52%
\$350,000 - 399,999	1	3	2										6	2.90%	3.57%
\$400,000 - 499,999	1	0	1										2	1.45%	1.19%
\$500,000 - 599,999	0	0	2										2	2.90%	1.19%
\$600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	48	51	69										168		
Previous Year	36	28	64										128		
Change from last month		6.25%	35.29%												
Change from last year		82.14%	7.81%												
Current YTD	48	99	168												
Previous YTD	36	64	128	128	128	128	128	128	128	128	128	128			
% Change YTD	33.33%	54.69%	31.25%												



Central Pasco Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Bedroom Count

Bedrooms	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
0	0	0	0										0	0.00%	0.00%
1	0	1	2										3	2.90%	1.79%
2	13	11	17										41	24.64%	24.40%
3	24	25	35										84	50.72%	50.00%
4	9	12	13										34	18.84%	20.24%
5	1	2	2										5	2.90%	2.98%
6+	1	0	0										1	0.00%	0.60%
Total	48	51	69	0	0	0	0	0	0	0	0	0	168	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
1	8	3	8										19	11.59%	11.31%
2	32	36	54										122	78.26%	72.62%
3	7	12	6										25	8.70%	14.88%
4	1	0	1										2	1.45%	1.19%
5	0	0	0										0	0.00%	0.00%
6+	0	0	0										0	0.00%	0.00%
Total	48	51	69	0	0	0	0	0	0	0	0	0	168	100.00%	100.00%



Central Pasco Association of Realtors®
Monthly Sales Trend Indicator
2018
Sales by Housing Style

Style	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	YTD Total	Curr Month	YTD
Single Family Home	34	41	52										127	75.36%	75.60%
Condominium	4	4	5										13	7.25%	7.74%
Manufactured/Mobile Home	6	3	3										12	4.35%	7.14%
Townhouse	2	3	5										10	7.25%	5.95%
Villa	2	0	3										5	4.35%	2.98%
Half Duplex	0	0	1										1	1.45%	0.60%
Total	48	51	69	0	0	0	0	0	0	0	0	0	168	100.00%	100.00%



Central Pasco Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - March 1 to March 31, 2018

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	1	1.45%	10,000	10,000	100.00%	3	5	5.0
\$50,000 - 59,999	1	1.45%	60,000	58,000	97.00%	9	5	5.0
\$60,000 - 69,999	3	4.35%	71,633	62,333	87.00%	160	3	1.0
\$70,000 - 79,999	2	2.90%	77,450	74,750	97.00%	19	5	2.5
\$80,000 - 89,999	0	0.00%	0	0	0.00%		2	
\$90,000 - 99,999	1	1.45%	109,000	95,500	88.00%	67	7	7.0
\$100,000 - 119,999	3	4.35%	107,493	105,500	98.00%	8	12	4.0
\$120,000 - 139,999	5	7.25%	135,360	130,380	96.00%	19	10	2.0
\$140,000 - 159,999	6	8.70%	165,317	150,983	91.00%	214	10	1.7
\$160,000 - 179,999	4	5.80%	168,175	166,000	99.00%	13	15	3.8
\$180,000 - 199,999	6	8.70%	197,950	188,917	95.00%	42	13	2.2
\$200,000 - 249,999	20	28.99%	225,460	219,130	97.00%	48	36	1.8
\$250,000 - 299,999	6	8.70%	277,250	270,417	98.00%	64	34	5.7
\$300,000 - 349,999	6	8.70%	327,083	320,583	98.00%	43	16	2.7
\$350,000 - 399,999	2	2.90%	387,000	377,500	98.00%	43	18	9.0
\$400,000 - 499,999	1	1.45%	435,000	420,000	97.00%	610	18	18.0
\$500,000 - 599,999	2	2.90%	572,450	542,500	95.00%	86	5	2.5
\$600,000 - 699,999	0	0.00%	0	0	0.00%		1	
\$700,000 - 799,999	0	0.00%	0	0	0.00%		3	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		0	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		1	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		3	
Totals	69	100.00%	215,790	208,122	96.00%	69	222	3.2

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Central Pasco Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to March 31, 2018

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	5	2.98%	76,480	24,060	31.00%	45	5	3.0
\$50,000 - 59,999	3	1.79%	66,633	55,833	84.00%	11	5	5.0
\$60,000 - 69,999	6	3.57%	75,767	64,800	86.00%	89	3	1.5
\$70,000 - 79,999	8	4.76%	81,725	75,363	92.00%	48	5	1.9
\$80,000 - 89,999	2	1.19%	92,450	82,375	89.00%	39	2	3.0
\$90,000 - 99,999	4	2.38%	101,950	96,575	95.00%	43	7	5.3
\$100,000 - 119,999	7	4.17%	114,626	110,114	96.00%	62	12	5.1
\$120,000 - 139,999	15	8.93%	134,073	129,780	97.00%	24	10	2.0
\$140,000 - 159,999	15	8.93%	156,847	148,560	95.00%	112	10	2.0
\$160,000 - 179,999	8	4.76%	173,743	169,538	98.00%	28	15	5.6
\$180,000 - 199,999	17	10.12%	195,524	189,876	97.00%	46	13	2.3
\$200,000 - 249,999	38	22.62%	230,158	223,510	97.00%	37	36	2.8
\$250,000 - 299,999	14	8.33%	281,979	277,086	98.00%	45	34	7.3
\$300,000 - 349,999	16	9.52%	324,474	316,956	98.00%	56	16	3.0
\$350,000 - 399,999	6	3.57%	383,817	374,167	97.00%	56	18	9.0
\$400,000 - 499,999	2	1.19%	437,000	410,000	94.00%	372	18	27.0
\$500,000 - 599,999	2	1.19%	572,450	542,500	95.00%	86	5	7.5
\$600,000 - 699,999	0	0.00%	0	0	0.00%		1	
\$700,000 - 799,999	0	0.00%	0	0	0.00%		3	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		0	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		1	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		3	
Totals	168	100.00%	204,586	196,158	96.00%	54	222	4.0

This data represents all residential sales. Reported sales are dependent upon timeliness of sales and totality of information Reported by participants. The data reflects only The sales published through My Florida Regional MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



Central Pasco Association of Realtors®

Four Year Sales and Inventory History 2014 - 2018

Compiled from Monthly Sales and Inventory Reports

MY FLORIDA REGIONAL MLS							
Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-APR-14	41	155,339	148,912	96%	79	241	5.9
01-MAY-14	37	147,958	142,608	96%	100	242	6.5
01-JUN-14	50	174,311	166,916	96%	88	247	4.9
01-JUL-14	39	165,287	160,863	97%	66	250	6.4
01-AUG-14	38	180,318	175,554	97%	131	245	6.4
01-SEP-14	59	152,473	149,663	98%	68	249	4.2
01-OCT-14	47	160,312	155,702	97%	64	232	4.9
01-NOV-14	45	165,116	161,004	98%	85	228	5.1
01-DEC-14	63	188,684	180,135	95%	110	215	3.4
01-JAN-15	38	143,272	139,028	97%	67	199	5.2
01-FEB-15	40	207,434	200,350	97%	82	206	5.2
01-MAR-15	54	188,217	180,139	96%	87	189	3.5
01-APR-15	47	194,237	187,147	96%	111	181	3.9
01-MAY-15	50	178,477	173,431	97%	79	203	4.1
01-JUN-15	53	213,855	208,150	97%	66	212	4.0
01-JUL-15	67	206,256	200,759	97%	66	203	3.0
01-AUG-15	68	178,127	174,426	98%	90	197	2.9
01-SEP-15	52	206,866	199,939	97%	85	188	3.6
01-OCT-15	46	164,707	160,591	98%	79	191	4.2
01-NOV-15	42	180,840	176,688	98%	67	201	4.8
01-DEC-15	50	196,193	191,474	98%	51	206	4.1
01-JAN-16	38	218,494	213,566	98%	50	222	5.8
01-FEB-16	38	180,031	173,390	96%	46	234	6.2
01-MAR-16	58	177,764	172,357	97%	68	227	3.9
01-APR-16	73	192,500	186,960	97%	65	212	2.9
01-MAY-16	65	212,791	205,880	97%	60	215	3.3
01-JUN-16	66	221,133	217,908	99%	39	201	3.0
01-JUL-16	68	214,039	204,730	96%	52	202	3.0
01-AUG-16	68	206,364	201,013	97%	48	219	3.2
01-SEP-16	52	229,714	223,882	97%	63	226	4.3
01-OCT-16	63	171,737	168,400	98%	46	222	3.5
01-NOV-16	53	188,963	184,919	98%	56	219	4.1
01-DEC-16	52	213,522	206,751	97%	78	210	4.0
01-JAN-17	36	235,036	220,914	94%	71	212	5.9
01-FEB-17	28	210,704	203,318	96%	41	223	8.0
01-MAR-17	64	213,028	201,211	94%	77	218	3.4
01-APR-17	69	171,675	166,387	97%	76	188	2.7
01-MAY-17	73	198,678	193,170	97%	51	194	2.7
01-JUN-17	80	218,985	202,206	92%	54	193	2.4
01-JUL-17	73	226,943	218,825	96%	63	200	2.7
01-AUG-17	68	197,979	191,481	97%	64	197	2.9
01-SEP-17	65	237,092	228,919	97%	69	204	3.1
01-OCT-17	60	195,296	189,597	97%	41	195	3.3
01-NOV-17	58	241,540	228,141	94%	54	194	3.3
01-DEC-17	57	207,054	201,874	97%	62	182	3.2
01-JAN-18	48	181,252	170,430	94%	51	204	4.3
01-FEB-18	51	211,391	204,186	97%	37	229	4.5
01-MAR-18	69	215,790	208,122	96%	69	222	3.2

Board/Association: Central PascoState: FLMonth: MarchYear: 2018

National Association of Realtors®

700 Eleventh Street, NW

Washington, DC 20001-4507

Email:

Fax:

Questions:

data@realtors.org

202-383-7568

202-383-1276

**Single-Family Units
Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999			
\$30,000 - \$39,999				
\$40,000 - \$49,999				
\$50,000 - \$59,999				
\$60,000 - \$69,999			1	1
\$70,000 - \$79,999				
\$80,000 - \$89,999				
\$90,000 - \$99,999				
\$100,000 - \$119,999	2		1	3
\$120,000 - \$139,999	2	2		4
\$140,000 - \$159,999	1	3		4
\$160,000 - \$179,999	1	2		3
\$180,000 - \$199,999	1	4		5
\$200,000 - \$249,999		14	5	19
\$250,000 - \$299,999	1	4	1	6
\$300,000 - \$399,999		3	5	8
\$400,000 - \$499,999				
\$500,000 - \$549,999			2	2
\$550,000 - \$599,999				
\$600,000 - \$699,999				
\$700,000 - \$799,999				
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over				
Totals:	8	32	15	55

**Condominium / Cooperative Units
Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999			
\$30,000 - \$39,999				
\$40,000 - \$49,999				
\$50,000 - \$59,999	1			1
\$60,000 - \$69,999	1			1
\$70,000 - \$79,999	1			1
\$80,000 - \$89,999				
\$90,000 - \$99,999	1			1
\$100,000 - \$119,999				
\$120,000 - \$139,999	1			1
\$140,000 - \$159,999	1			1
\$160,000 - \$179,999	1			1
\$180,000 - \$199,999		1		1
\$200,000 - \$249,999	1			1
\$250,000 - \$299,999				
\$300,000 - \$399,999				
\$400,000 - \$499,999	1			1
\$500,000 - \$549,999				
\$550,000 - \$599,999				
\$600,000 - \$699,999				
\$700,000 - \$799,999				
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over				
Totals:	9	1	0	10

**Active Listings
(Unsold Homes)**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999			
\$30,000 - \$39,999				
\$40,000 - \$49,999				
\$50,000 - \$59,999				
\$60,000 - \$69,999				
\$70,000 - \$79,999				
\$80,000 - \$89,999				
\$90,000 - \$99,999				
\$100,000 - \$119,999	1			1
\$120,000 - \$139,999				
\$140,000 - \$159,999				
\$160,000 - \$179,999				
\$180,000 - \$199,999				
\$200,000 - \$249,999				
\$250,000 - \$299,999				
\$300,000 - \$399,999				
\$400,000 - \$499,999				
\$500,000 - \$549,999				
\$550,000 - \$599,999				
\$600,000 - \$699,999				
\$700,000 - \$799,999				
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over				
Totals:	168	21		

**Sales Pending
(Under Contract)**

PRICE RANGE	During Month	
	2 or less	3 or more
\$1 - \$29,999		
\$30,000 - \$39,999		
\$40,000 - \$49,999		
\$50,000 - \$59,999		
\$60,000 - \$69,999		
\$70,000 - \$79,999		
\$80,000 - \$89,999		
\$90,000 - \$99,999		
\$100,000 - \$119,999		
\$120,000 - \$139,999		
\$140,000 - \$159,999		
\$160,000 - \$179,999		
\$180,000 - \$199,999		
\$200,000 - \$249,999		
\$250,000 - \$299,999		
\$300,000 - \$399,999		
\$400,000 - \$499,999		
\$500,000 - \$549,999		
\$550,000 - \$599,999		
\$600,000 - \$699,999		
\$700,000 - \$799,999		
\$800,000 - \$899,999		
\$900,000 - \$999,999		
\$1,000,000 - and over		
Totals:	91	14

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	30	5
31 - 60	9	2
61 - 90	7	1
91 - 120	2	
121 - and over	7	2
Totals	55	10