



**West Pasco Board 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	11	7											18	2.13%	2.72%
\$50,000 - 59,999	3	0											3	0.00%	0.45%
\$60,000 - 69,999	5	8											13	2.43%	1.96%
\$70,000 - 79,999	15	13											28	3.95%	4.23%
\$80,000 - 89,999	15	8											23	2.43%	3.47%
\$90,000 - 99,999	16	16											32	4.86%	4.83%
\$100,000 - 119,999	25	40											65	12.16%	9.82%
\$120,000 - 139,999	48	33											81	10.03%	12.24%
\$140,000 - 159,999	42	36											78	10.94%	11.78%
\$160,000 - 179,999	39	30											69	9.12%	10.42%
\$180,000 - 199,999	29	27											56	8.21%	8.46%
\$200,000 - 249,999	27	49											76	14.89%	11.48%
\$250,000 - 299,999	21	27											48	8.21%	7.25%
\$300,000 - 349,999	13	20											33	6.08%	4.98%
\$350,000 - 399,999	9	7											16	2.13%	2.42%
\$400,000 - 499,999	10	4											14	1.22%	2.11%
\$500,000 - 599,999	1	3											4	0.91%	0.60%
\$600,000 - 699,999	1	0											1	0.00%	0.15%
\$700,000 - 799,999	1	1											2	0.30%	0.30%
\$800,000 - 899,999	1	0											1	0.00%	0.15%
\$900,000 - 999,999	0	0											0	0.00%	0.00%
\$1,000,000 - and over	1	0											1	0.00%	0.15%
Current Year	333	329											662		
Previous Year	309	310											619		
Change from last month		-1.20%													
Change from last year	7.77%	6.13%													
Current YTD	333	662													
Previous YTD	309	619	619	619	619	619	619	619	619	619	619	619			
% Change YTD	7.77%	6.95%													



**West Pasco Board 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	3	5											8	7.14%	7.55%
\$50,000 - 59,999	6	8											14	11.43%	13.21%
\$60,000 - 69,999	4	14											18	20.00%	16.98%
\$70,000 - 79,999	3	4											7	5.71%	6.60%
\$80,000 - 89,999	2	2											4	2.86%	3.77%
\$90,000 - 99,999	1	5											6	7.14%	5.66%
\$100,000 - 119,999	3	9											12	12.86%	11.32%
\$120,000 - 139,999	3	10											13	14.29%	12.26%
\$140,000 - 159,999	2	4											6	5.71%	5.66%
\$160,000 - 179,999	2	2											4	2.86%	3.77%
\$180,000 - 199,999	3	2											5	2.86%	4.72%
\$200,000 - 249,999	3	2											5	2.86%	4.72%
\$250,000 - 299,999	1	1											2	1.43%	1.89%
\$300,000 - 349,999	0	0											0	0.00%	0.00%
\$350,000 - 399,999	0	2											2	2.86%	1.89%
\$400,000 - 499,999	0	0											0	0.00%	0.00%
\$500,000 - 599,999	0	0											0	0.00%	0.00%
\$600,000 - 699,999	0	0											0	0.00%	0.00%
\$700,000 - 799,999	0	0											0	0.00%	0.00%
\$800,000 - 899,999	0	0											0	0.00%	0.00%
\$900,000 - 999,999	0	0											0	0.00%	0.00%
\$1,000,000 - and over	0	0											0	0.00%	0.00%
Current Year	36	70											106		
Previous Year	51	61											112		
Change from last month		94.44%													
Change from last year	-29.41%	14.75%													
Current YTD	36	106													
Previous YTD	51	112	112	112	112	112	112	112	112	112	112	112			
% Change YTD	-29.41%	-5.36%													

West Pasco Board 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	25	26											51	5.88%	5.99%
\$50,000 - 59,999	18	14											32	3.17%	3.76%
\$60,000 - 69,999	15	31											46	7.01%	5.40%
\$70,000 - 79,999	24	20											44	4.52%	5.16%
\$80,000 - 89,999	19	11											30	2.49%	3.52%
\$90,000 - 99,999	17	23											40	5.20%	4.69%
\$100,000 - 119,999	31	52											83	11.76%	9.74%
\$120,000 - 139,999	53	45											98	10.18%	11.50%
\$140,000 - 159,999	45	42											87	9.50%	10.21%
\$160,000 - 179,999	41	33											74	7.47%	8.69%
\$180,000 - 199,999	32	29											61	6.56%	7.16%
\$200,000 - 249,999	31	51											82	11.54%	9.62%
\$250,000 - 299,999	22	28											50	6.33%	5.87%
\$300,000 - 349,999	13	20											33	4.52%	3.87%
\$350,000 - 399,999	9	9											18	2.04%	2.11%
\$400,000 - 499,999	10	4											14	0.90%	1.64%
\$500,000 - 599,999	1	3											4	0.68%	0.47%
\$600,000 - 699,999	1	0											1	0.00%	0.12%
\$700,000 - 799,999	1	1											2	0.23%	0.23%
\$800,000 - 899,999	1	0											1	0.00%	0.12%
\$900,000 - 999,999	0	0											0	0.00%	0.00%
\$1,000,000 - and over	1	0											1	0.00%	0.12%
Current Year	410	442											852		
Previous Year	401	405											806		
Change from last month		7.80%													
Change from last year		9.14%													
Current YTD	410	852													
Previous YTD	401	806	806	806	806	806	806	806	806	806	806	806			
% Change YTD	2.24%	5.71%													



West Pasco Board 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	0.00%	0.00%
1	9	11											20	2.49%	2.35%
2	164	188											352	42.53%	41.31%
3	177	176											353	39.82%	41.43%
4	53	59											112	13.35%	13.15%
5	6	6											12	1.36%	1.41%
6+	1	2											3	0.45%	0.35%
Total	410	442	0	0	0	0	0	0	0	0	0	0	852	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	60	61											121	13.80%	14.20%
2	310	337											647	76.24%	75.94%
3	36	42											78	9.50%	9.15%
4	3	2											5	0.45%	0.59%
5	1	0											1	0.00%	0.12%
6+	0	0											0	0.00%	0.00%
Total	410	442	0	0	0	0	0	0	0	0	0	0	852	100.00%	100.00%



West Pasco Board 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	315	314											629	71.04%	73.83%
Condominium	27	59											86	13.35%	10.09%
Manufactured/Mobile Home	39	43											82	9.73%	9.62%
Villa	18	15											33	3.39%	3.87%
Townhouse	9	11											20	2.49%	2.35%
Modular	2	0											2	0.00%	0.23%
Total	410	442	0	0	0	0	0	0	0	0	0	0	852	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 2018

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory on Market	Months Supply
\$1 - 49,999	26	5.88%	56,400	34,340	61.00%	88	48	1.9
\$50,000 - 59,999	14	3.17%	59,036	55,940	95.00%	49	42	3.0
\$60,000 - 69,999	31	7.01%	68,329	64,284	94.00%	58	41	1.3
\$70,000 - 79,999	20	4.52%	79,655	75,261	94.00%	44	34	1.7
\$80,000 - 89,999	11	2.49%	89,509	84,618	95.00%	31	54	4.9
\$90,000 - 99,999	23	5.20%	99,226	94,613	95.00%	44	48	2.1
\$100,000 - 119,999	52	11.76%	114,486	109,892	96.00%	66	86	1.7
\$120,000 - 139,999	45	10.18%	131,614	127,557	97.00%	55	132	2.9
\$140,000 - 159,999	42	9.50%	154,626	149,176	96.00%	47	100	2.4
\$160,000 - 179,999	33	7.47%	173,089	168,968	98.00%	53	114	3.5
\$180,000 - 199,999	29	6.56%	195,974	189,118	97.00%	71	88	3.0
\$200,000 - 249,999	51	11.54%	228,657	220,650	96.00%	58	218	4.3
\$250,000 - 299,999	28	6.33%	283,917	276,033	97.00%	72	197	7.0
\$300,000 - 349,999	20	4.52%	326,656	317,488	97.00%	91	114	5.7
\$350,000 - 399,999	9	2.04%	386,565	370,444	96.00%	84	96	10.7
\$400,000 - 499,999	4	0.90%	437,198	412,500	94.00%	64	83	20.8
\$500,000 - 599,999	3	0.68%	594,300	558,333	94.00%	266	38	12.7
\$600,000 - 699,999	0	0.00%	0	0	0.00%		20	
\$700,000 - 799,999	1	0.23%	769,000	735,000	96.00%	60	6	6.0
\$800,000 - 899,999	0	0.00%	0	0	0.00%		11	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		1	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		22	
Totals	442	100.00%	165,069	157,889	96.00%	62	1,593	3.6

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.



West Pasco Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to February 28, 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	51	5.99%	46,100	33,524	73.00%	92	48	1.9
\$50,000 - 59,999	32	3.76%	57,637	54,552	95.00%	53	42	2.6
\$60,000 - 69,999	46	5.40%	68,483	64,546	94.00%	52	41	1.8
\$70,000 - 79,999	44	5.16%	78,893	74,467	94.00%	36	34	1.6
\$80,000 - 89,999	30	3.52%	88,286	83,933	95.00%	37	54	3.6
\$90,000 - 99,999	40	4.69%	97,547	93,867	96.00%	44	48	2.4
\$100,000 - 119,999	83	9.74%	115,213	110,165	96.00%	58	86	2.1
\$120,000 - 139,999	98	11.50%	133,524	128,459	96.00%	45	132	2.7
\$140,000 - 159,999	87	10.21%	154,536	149,356	97.00%	51	100	2.3
\$160,000 - 179,999	74	8.69%	173,427	169,267	98.00%	42	114	3.1
\$180,000 - 199,999	61	7.16%	194,313	189,097	97.00%	63	88	2.9
\$200,000 - 249,999	82	9.62%	228,769	221,511	97.00%	65	218	5.3
\$250,000 - 299,999	50	5.87%	281,554	274,467	97.00%	69	197	7.9
\$300,000 - 349,999	33	3.87%	329,988	319,325	97.00%	86	114	6.9
\$350,000 - 399,999	18	2.11%	384,766	371,217	96.00%	84	96	10.7
\$400,000 - 499,999	14	1.64%	446,191	428,088	96.00%	105	83	11.9
\$500,000 - 599,999	4	0.47%	620,475	565,000	91.00%	212	38	19.0
\$600,000 - 699,999	1	0.12%	699,000	675,000	97.00%	163	20	40.0
\$700,000 - 799,999	2	0.23%	809,500	760,000	94.00%	42	6	6.0
\$800,000 - 899,999	1	0.12%	939,900	830,000	88.00%	315	11	22.0
\$900,000 - 999,999	0	0.00%	0	0	0.00%		1	
\$1,000,000 - and over	1	0.12%	1,099,000	1,025,000	93.00%	129	22	44.0
Totals	852	100.00%	166,531	159,825	96.00%	59	1,593	3.7

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.



West Pasco Board 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-MAR-14	406	115,529	110,336	96%	91	2,471	6.1
01-APR-14	420	116,353	109,581	94%	82	2,421	5.8
01-MAY-14	417	119,087	113,534	95%	83	2,258	5.4
01-JUN-14	442	133,565	126,483	95%	89	2,160	4.9
01-JUL-14	403	127,192	121,282	95%	91	2,153	5.3
01-AUG-14	393	127,336	121,428	95%	91	2,155	5.5
01-SEP-14	422	122,908	117,889	96%	84	2,189	5.2
01-OCT-14	437	126,186	120,499	95%	76	2,256	5.2
01-NOV-14	371	123,846	118,206	95%	73	2,240	6.0
01-DEC-14	457	131,441	125,318	95%	85	2,179	4.8
01-JAN-15	349	118,150	112,220	95%	82	2,223	6.4
01-FEB-15	405	123,702	117,533	95%	82	2,169	5.4
01-MAR-15	479	122,254	116,646	95%	84	2,125	4.4
01-APR-15	510	132,544	127,539	96%	83	2,076	4.1
01-MAY-15	496	129,489	124,226	96%	85	1,967	4.0
01-JUN-15	548	140,973	134,910	96%	74	1,933	3.5
01-JUL-15	522	135,161	129,816	96%	84	1,890	3.6
01-AUG-15	494	139,706	134,411	96%	84	1,848	3.7
01-SEP-15	470	144,748	139,828	97%	73	1,783	3.8
01-OCT-15	462	130,762	125,154	96%	74	1,770	3.8
01-NOV-15	418	126,002	121,137	96%	66	1,785	4.3
01-DEC-15	471	132,206	127,784	97%	75	1,805	3.8
01-JAN-16	390	131,886	127,158	96%	77	1,831	4.7
01-FEB-16	458	130,492	124,206	95%	62	1,910	4.2
01-MAR-16	578	139,249	134,986	97%	72	1,885	3.3
01-APR-16	580	148,785	143,535	96%	64	1,866	3.2
01-MAY-16	553	150,964	145,906	97%	62	1,821	3.3
01-JUN-16	604	161,755	156,302	97%	64	1,841	3.0
01-JUL-16	546	161,077	154,857	96%	63	1,852	3.4
01-AUG-16	516	158,958	154,321	97%	62	1,910	3.7
01-SEP-16	510	157,983	152,482	97%	62	1,955	3.8
01-OCT-16	466	160,289	155,174	97%	59	1,957	4.2
01-NOV-16	440	161,717	155,126	96%	53	2,021	4.6
01-DEC-16	477	155,811	149,303	96%	64	1,970	4.1
01-JAN-17	401	150,198	143,234	95%	64	1,981	4.9
01-FEB-17	405	160,191	152,243	95%	65	1,915	4.7
01-MAR-17	566	154,084	148,125	96%	66	1,788	3.2
01-APR-17	577	168,304	161,562	96%	56	1,639	2.8
01-MAY-17	630	173,469	166,643	96%	62	1,544	2.5
01-JUN-17	623	178,815	172,160	96%	56	1,576	2.5
01-JUL-17	537	180,653	175,116	97%	50	1,613	3.0
01-AUG-17	537	175,241	168,431	96%	51	1,634	3.0
01-SEP-17	444	187,626	181,393	97%	53	1,618	3.6
01-OCT-17	460	171,043	164,898	96%	58	1,645	3.6
01-NOV-17	490	175,581	166,830	95%	56	1,656	3.4
01-DEC-17	531	183,427	176,376	96%	59	1,635	3.1
01-JAN-18	410	168,107	161,913	96%	55	1,673	4.1
01-FEB-18	442	165,069	157,889	96%	62	1,593	3.6

Board/Association: West Pasco
 State: FL
 Month: February

Year: 2018

National Association of Realtors®
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 Washington, DC 20001-4507

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 Questions: 202-383-1276

**Single-Family Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999	3		
\$30,000 - \$39,999	3			3
\$40,000 - \$49,999	1			1
\$50,000 - \$59,999				
\$60,000 - \$69,999	7	1		8
\$70,000 - \$79,999	12	1		13
\$80,000 - \$89,999	7	1		8
\$90,000 - \$99,999	12	3	1	16
\$100,000 - \$119,999	25	15		40
\$120,000 - \$139,999	19	14		33
\$140,000 - \$159,999	11	22	3	36
\$160,000 - \$179,999	6	21	3	30
\$180,000 - \$199,999	3	20	4	27
\$200,000 - \$249,999	5	31	13	49
\$250,000 - \$299,999	1	10	16	27
\$300,000 - \$399,999		9	18	27
\$400,000 - \$499,999		1	3	4
\$500,000 - \$549,999		1		1
\$550,000 - \$599,999			2	2
\$600,000 - \$699,999				
\$700,000 - \$799,999			1	1
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over				
Totals:	115	150	64	329

**Condominium / Cooperative Units
 Number of Bedrooms**

PRICE RANGE	2 or less	3	4 or more	Total
	\$1 - \$29,999	1		
\$30,000 - \$39,999	2			2
\$40,000 - \$49,999	2			2
\$50,000 - \$59,999	8			8
\$60,000 - \$69,999	13	1		14
\$70,000 - \$79,999	4			4
\$80,000 - \$89,999	2			2
\$90,000 - \$99,999	5			5
\$100,000 - \$119,999	8	1		9
\$120,000 - \$139,999	9	1		10
\$140,000 - \$159,999	3	1		4
\$160,000 - \$179,999	1	1		2
\$180,000 - \$199,999		2		2
\$200,000 - \$249,999	1	1		2
\$250,000 - \$299,999		1		1
\$300,000 - \$399,999	1	1		2
\$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:	60	10	0	70

**Active Listings
 (Unsold Homes)**

PRICE RANGE	2	3
	\$1 - \$29,999	2
\$30,000 - \$39,999	2	3
\$40,000 - \$49,999	5	11
\$50,000 - \$59,999	9	22
\$60,000 - \$69,999	10	19
\$70,000 - \$79,999	7	12
\$80,000 - \$89,999	25	12
\$90,000 - \$99,999	31	3
\$100,000 - \$119,999	64	9
\$120,000 - \$139,999	94	17
\$140,000 - \$159,999	77	12
\$160,000 - \$179,999	92	7
\$180,000 - \$199,999	73	10
\$200,000 - \$249,999	198	12
\$250,000 - \$299,999	176	15
\$300,000 - \$399,999	198	8
\$400,000 - \$499,999	78	3
\$500,000 - \$549,999	18	1
\$550,000 - \$599,999	16	
\$600,000 - \$699,999	19	
\$700,000 - \$799,999	6	
\$800,000 - \$899,999	10	1
\$900,000 - \$999,999	1	
\$1,000,000 - and over	19	1
Totals:	1230	178

**Sales Pending
 (Under Contract)**

PRICE RANGE	During Month	During Month
	\$1 - \$29,999	2
\$30,000 - \$39,999	2	
\$40,000 - \$49,999		3
\$50,000 - \$59,999	3	8
\$60,000 - \$69,999	10	12
\$70,000 - \$79,999	12	13
\$80,000 - \$89,999	14	5
\$90,000 - \$99,999	18	3
\$100,000 - \$119,999	33	5
\$120,000 - \$139,999	66	11
\$140,000 - \$159,999	58	2
\$160,000 - \$179,999	51	3
\$180,000 - \$199,999	43	2
\$200,000 - \$249,999	81	3
\$250,000 - \$299,999	50	3
\$300,000 - \$399,999	35	4
\$400,000 - \$499,999	13	1
\$500,000 - \$549,999	2	
\$550,000 - \$599,999	3	
\$600,000 - \$699,999	2	
\$700,000 - \$799,999	2	1
\$800,000 - \$899,999	1	
\$900,000 - \$999,999		
\$1,000,000 - and over		
Totals:	501	81

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	155	33
31 - 60	52	15
61 - 90	52	6
91 - 120	19	6
121 - and over	51	10
Totals	329	70