



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	1								1	1.18%	0.36%
\$50,000 - 59,999	1	1	0	0	0								2	0.00%	0.71%
\$60,000 - 69,999	0	1	1	0	0								2	0.00%	0.71%
\$70,000 - 79,999	2	0	0	0	0								2	0.00%	0.71%
\$80,000 - 89,999	1	0	0	1	3								5	3.53%	1.79%
\$90,000 - 99,999	2	1	0	1	3								7	3.53%	2.50%
\$100,000 - 119,999	1	3	3	2	5								14	5.88%	5.00%
\$120,000 - 139,999	5	3	4	3	6								21	7.06%	7.50%
\$140,000 - 159,999	1	1	4	6	3								15	3.53%	5.36%
\$160,000 - 179,999	3	1	4	3	8								19	9.41%	6.79%
\$180,000 - 199,999	6	3	5	7	4								25	4.71%	8.93%
\$200,000 - 249,999	5	13	19	14	15								66	17.65%	23.57%
\$250,000 - 299,999	3	5	6	12	14								40	16.47%	14.29%
\$300,000 - 349,999	4	6	6	4	6								26	7.06%	9.29%
\$350,000 - 399,999	1	3	2	3	8								17	9.41%	6.07%
\$400,000 - 499,999	1	0	0	4	7								12	8.24%	4.29%
\$500,000 - 599,999	0	0	2	2	0								4	0.00%	1.43%
\$600,000 - 699,999	0	0	0	0	2								2	2.35%	0.71%
\$700,000 - 799,999	0	0	0	0	0								0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0								0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0								0	0.00%	0.00%
Current Year	36	41	56	62	85								280		
Previous Year	29	20	52	54	58								213		
Change from last month		13.89%	36.59%	10.71%	37.10%										
Change from last year	24.14%	105.00%	7.69%	14.81%	46.55%										
Current YTD	36	77	133	195	280										
Previous YTD	29	49	101	155	213	213	213	213	213	213	213	213			
% Change YTD	24.14%	57.14%	31.68%	25.81%	31.46%										



**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	0	1								2	14.29%	4.88%
\$50,000 - 59,999	0	0	1	0	0								1	0.00%	2.44%
\$60,000 - 69,999	1	1	1	2	1								6	14.29%	14.63%
\$70,000 - 79,999	1	1	1	2	0								5	0.00%	12.20%
\$80,000 - 89,999	0	1	0	1	0								2	0.00%	4.88%
\$90,000 - 99,999	0	0	1	0	0								1	0.00%	2.44%
\$100,000 - 119,999	0	0	0	0	0								0	0.00%	0.00%
\$120,000 - 139,999	0	2	1	2	0								5	0.00%	12.20%
\$140,000 - 159,999	2	2	1	0	1								6	14.29%	14.63%
\$160,000 - 179,999	0	0	1	1	3								5	42.86%	12.20%
\$180,000 - 199,999	1	0	1	1	0								3	0.00%	7.32%
\$200,000 - 249,999	0	0	1	2	1								4	14.29%	9.76%
\$250,000 - 299,999	0	0	0	0	0								0	0.00%	0.00%
\$300,000 - 349,999	0	0	0	0	0								0	0.00%	0.00%
\$350,000 - 399,999	0	0	0	0	0								0	0.00%	0.00%
\$400,000 - 499,999	0	0	1	0	0								1	0.00%	2.44%
\$500,000 - 599,999	0	0	0	0	0								0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0	0								0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0	0								0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0								0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0								0	0.00%	0.00%
Current Year	6	7	10	11	7								41		
Previous Year	3	5	9	13	10								40		
Change from last month		16.67%	42.86%	10.00%	-36.36%										
Change from last year	100.00%	40.00%	11.11%	-15.38%	-30.00%										
Current YTD	6	13	23	34	41										
Previous YTD	3	8	17	30	40	40	40	40	40	40	40	40			
% Change YTD	100.00%	62.50%	35.29%	13.33%	2.50%										



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	1	0	0	0	3								4	3.16%	1.23%
\$50,000 - 59,999	1	1	1	0	0								3	0.00%	0.92%
\$60,000 - 69,999	1	2	2	2	1								8	1.05%	2.46%
\$70,000 - 79,999	3	1	1	2	1								8	1.05%	2.46%
\$80,000 - 89,999	1	1	0	2	3								7	3.16%	2.15%
\$90,000 - 99,999	2	1	1	1	4								9	4.21%	2.77%
\$100,000 - 119,999	1	3	3	2	5								14	5.26%	4.31%
\$120,000 - 139,999	5	5	5	5	6								26	6.32%	8.00%
\$140,000 - 159,999	3	3	6	6	4								22	4.21%	6.77%
\$160,000 - 179,999	3	1	5	4	11								24	11.58%	7.38%
\$180,000 - 199,999	7	3	6	8	4								28	4.21%	8.62%
\$200,000 - 249,999	5	13	20	16	16								70	16.84%	21.54%
\$250,000 - 299,999	3	5	6	12	14								40	14.74%	12.31%
\$300,000 - 349,999	4	6	6	4	6								26	6.32%	8.00%
\$350,000 - 399,999	1	3	2	3	8								17	8.42%	5.23%
\$400,000 - 499,999	1	0	1	4	7								13	7.37%	4.00%
\$500,000 - 599,999	0	0	2	2	0								4	0.00%	1.23%
\$600,000 - 699,999	0	0	0	0	2								2	2.11%	0.62%
\$700,000 - 799,999	0	0	0	0	0								0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0								0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0								0	0.00%	0.00%
Current Year	42	48	67	73	95								325		
Previous Year	32	26	61	67	68								254		
Change from last month		14.29%	39.58%	8.96%	30.14%										
Change from last year		84.62%	9.84%	8.96%	39.71%										
Current YTD	42	90	157	230	325										
Previous YTD	32	58	119	186	254	254	254	254	254	254	254	254			
% Change YTD	31.25%	55.17%	31.93%	23.66%	27.95%										



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								0	0.00%	0.00%
1	0	1	2	1	3								7	3.16%	2.15%
2	11	11	15	17	21								75	22.11%	23.08%
3	21	23	34	37	35								150	36.84%	46.15%
4	8	11	14	14	30								77	31.58%	23.69%
5	1	2	2	3	6								14	6.32%	4.31%
6+	1	0	0	1	0								2	0.00%	0.62%
Total	42	48	67	73	95	0	0	0	0	0	0	0	325	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	4	14								37	14.74%	11.38%
2	26	34	52	59	58								229	61.05%	70.46%
3	7	11	6	9	20								53	21.05%	16.31%
4	1	0	1	1	3								6	3.16%	1.85%
5	0	0	0	0	0								0	0.00%	0.00%
6+	0	0	0	0	0								0	0.00%	0.00%
Total	42	48	67	73	95	0	0	0	0	0	0	0	325	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 Residence	34	41	53	61	83								272	87.37%	83.69%
Condominium	4	4	5	6	5								24	5.26%	7.38%
Townhouse	2	3	5	5	2								17	2.11%	5.23%
Villa	2	0	3	1	2								8	2.11%	2.46%
Manufactured Home	0	0	0	0	3								3	3.16%	0.92%
1/2 Duplex	0	0	1	0	0								1	0.00%	0.31%
Total	42	48	67	73	95	0	0	0	0	0	0	0	325	100.00%	100.00%



Central Pasco Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - May 1 to May 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	3	3.16%	284,633	32,333	11.00%	121	1	0.3
\$50,000 - 59,999	0	0.00%	0	0	0.00%		2	
\$60,000 - 69,999	1	1.05%	62,900	64,900	103.00%	132	3	3.0
\$70,000 - 79,999	1	1.05%	79,000	75,000	95.00%	2	0	0.0
\$80,000 - 89,999	3	3.16%	85,600	82,167	96.00%	31	1	0.3
\$90,000 - 99,999	4	4.21%	101,900	95,225	93.00%	42	4	1.0
\$100,000 - 119,999	5	5.26%	111,180	107,500	97.00%	45	7	1.4
\$120,000 - 139,999	6	6.32%	132,867	130,550	98.00%	60	8	1.3
\$140,000 - 159,999	4	4.21%	153,438	152,475	99.00%	19	14	3.5
\$160,000 - 179,999	11	11.58%	173,827	168,209	97.00%	44	9	0.8
\$180,000 - 199,999	4	4.21%	200,000	187,250	94.00%	23	13	3.3
\$200,000 - 249,999	16	16.84%	224,785	224,806	100.00%	53	35	2.2
\$250,000 - 299,999	14	14.74%	281,760	272,967	97.00%	52	36	2.6
\$300,000 - 349,999	6	6.32%	344,783	323,667	94.00%	62	20	3.3
\$350,000 - 399,999	8	8.42%	368,555	362,575	98.00%	44	21	2.6
\$400,000 - 499,999	7	7.37%	470,471	453,714	96.00%	78	20	2.9
\$500,000 - 599,999	0	0.00%	0	0	0.00%		8	
\$600,000 - 699,999	2	2.11%	682,450	655,000	96.00%	42	1	0.5
\$700,000 - 799,999	0	0.00%	0	0	0.00%		1	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		1	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		2	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		4	
Totals	95	100.00%	247,955	233,067	94.00%	52	211	2.2

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 May 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	4	1.23%	275,950	24,575	9.00%	127	1	1.3
\$50,000 - 59,999	3	0.92%	66,633	55,833	84.00%	11	2	3.3
\$60,000 - 69,999	8	2.46%	74,363	65,275	88.00%	70	3	1.9
\$70,000 - 79,999	8	2.46%	81,163	75,488	93.00%	42	0	0.0
\$80,000 - 89,999	7	2.15%	87,029	82,464	95.00%	31	1	0.7
\$90,000 - 99,999	9	2.77%	102,267	95,800	94.00%	63	4	2.2
\$100,000 - 119,999	14	4.31%	114,084	109,700	96.00%	59	7	2.5
\$120,000 - 139,999	26	8.00%	134,388	130,150	97.00%	38	8	1.5
\$140,000 - 159,999	22	6.77%	156,725	150,191	96.00%	85	14	3.2
\$160,000 - 179,999	24	7.38%	170,702	169,321	99.00%	34	9	1.9
\$180,000 - 199,999	28	8.62%	193,459	188,894	98.00%	53	13	2.3
\$200,000 - 249,999	70	21.54%	229,279	224,335	98.00%	43	35	2.5
\$250,000 - 299,999	40	12.31%	279,445	273,583	98.00%	43	36	4.5
\$300,000 - 349,999	26	8.00%	329,315	319,050	97.00%	49	20	3.9
\$350,000 - 399,999	17	5.23%	379,260	370,223	98.00%	45	21	6.2
\$400,000 - 499,999	13	4.00%	455,562	437,385	96.00%	113	20	7.7
\$500,000 - 599,999	4	1.23%	573,700	543,750	95.00%	107	8	10.0
\$600,000 - 699,999	2	0.62%	682,450	655,000	96.00%	42	1	2.5
\$700,000 - 799,999	0	0.00%	0	0	0.00%		1	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		1	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		2	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		4	
Totals	325	100.00%	227,536	217,892	96.00%	52	211	3.3

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		Average List	Average Sale	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
Month	Monthly Sales	Price	Price				
01-JUN-14	51	172,852	165,359	96%	121	296	5.8
01-JUL-14	41	173,200	168,992	98%	68	301	7.3
01-AUG-14	35	189,863	185,258	98%	106	305	8.7
01-SEP-14	60	152,547	147,190	96%	70	311	5.2
01-OCT-14	48	159,887	152,481	95%	70	291	6.1
01-NOV-14	45	164,113	158,249	96%	101	281	6.2
01-DEC-14	63	188,684	180,135	95%	113	262	4.2
01-JAN-15	39	139,629	135,493	97%	76	244	6.3
01-FEB-15	41	207,372	195,493	94%	91	253	6.2
01-MAR-15	53	191,312	183,117	96%	98	246	4.6
01-APR-15	48	195,294	188,353	96%	132	228	4.8
01-MAY-15	51	180,839	171,961	95%	81	248	4.9
01-JUN-15	52	216,448	210,749	97%	74	256	4.9
01-JUL-15	65	211,327	205,628	97%	73	257	4.0
01-AUG-15	67	179,368	175,611	98%	103	245	3.7
01-SEP-15	54	205,674	192,580	94%	97	222	4.1
01-OCT-15	47	163,596	157,192	96%	88	229	4.9
01-NOV-15	41	185,012	182,217	98%	74	234	5.7
01-DEC-15	48	202,662	197,767	98%	58	237	4.9
01-JAN-16	36	236,879	222,362	94%	57	257	7.1
01-FEB-16	35	189,180	182,541	96%	53	272	7.8
01-MAR-16	56	183,677	175,510	96%	76	265	4.7
01-APR-16	70	196,626	188,418	96%	65	256	3.7
01-MAY-16	60	220,820	214,136	97%	58	255	4.3
01-JUN-16	63	223,258	220,411	99%	42	235	3.7
01-JUL-16	67	216,196	206,838	96%	50	226	3.4
01-AUG-16	67	208,565	203,199	97%	51	239	3.6
01-SEP-16	49	236,503	231,059	98%	71	236	4.8
01-OCT-16	60	175,077	171,987	98%	54	228	3.8
01-NOV-16	52	190,674	186,403	98%	60	222	4.3
01-DEC-16	49	223,740	216,909	97%	82	218	4.4
01-JAN-17	32	256,640	242,403	94%	69	225	7.0
01-FEB-17	26	218,570	211,438	97%	40	235	9.0
01-MAR-17	61	220,974	208,813	94%	77	238	3.9
01-APR-17	67	175,160	169,958	97%	77	226	3.4
01-MAY-17	68	207,229	201,551	97%	53	244	3.6
01-JUN-17	77	221,160	203,916	92%	54	241	3.1
01-JUL-17	70	233,620	225,314	96%	71	244	3.5
01-AUG-17	67	197,576	191,653	97%	64	243	3.6
01-SEP-17	64	239,687	231,402	97%	68	248	3.9
01-OCT-17	59	197,828	192,184	97%	41	230	3.9
01-NOV-17	56	247,043	233,182	94%	52	229	4.1
01-DEC-17	57	207,054	201,874	97%	62	208	3.6
01-JAN-18	42	195,133	184,087	94%	50	215	5.1
01-FEB-18	48	215,186	207,812	97%	39	231	4.8
01-MAR-18	67	221,574	214,670	97%	69	224	3.3
01-APR-18	73	233,201	227,178	97%	47	219	3.0
01-MAY-18	95	247,955	233,067	94%	52	211	2.2

Board/Association: Central PascoState: FLMonth: MayYear: 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	3	4	Total
	less		or more	
\$1 - \$29,999			1	1
\$30,000 - \$39,999				
\$40,000 - \$49,999				
\$50,000 - \$59,999				
\$60,000 - \$69,999				
\$70,000 - \$79,999				
\$80,000 - \$89,999	3			3
\$90,000 - \$99,999	2	1		3
\$100,000 - \$119,999	3	2		5
\$120,000 - \$139,999	4		2	6
\$140,000 - \$159,999	1	2		3
\$160,000 - \$179,999	1	7		8
\$180,000 - \$199,999	1	3		4
\$200,000 - \$249,999	1	9	5	15
\$250,000 - \$299,999		6	8	14
\$300,000 - \$399,999	1	2	11	14
\$400,000 - \$499,999		1	6	7
\$500,000 - \$549,999				
\$550,000 - \$599,999				
\$600,000 - \$699,999			2	2
\$700,000 - \$799,999				
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over				
Totals:	17	33	35	85

**Condominium / Cooperative Units
Number of Bedrooms**

PRICE RANGE	2 or	3	4	Total
	less		or more	
\$1 - \$29,999				
\$30,000 - \$39,999				
\$40,000 - \$49,999	1			1
\$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				
\$120,000 - \$139,999				
\$140,000 - \$159,999	1			1
\$160,000 - \$179,999	1	2		3
\$180,000 - \$199,999				
\$200,000 - \$249,999	1			1
\$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:	5	2	0	7

**Active Listings
(Unsold Homes)**

PRICE RANGE	2 or	3	4	Total
	less		or more	
\$1 - \$29,999				
\$30,000 - \$39,999				
\$40,000 - \$49,999				
\$50,000 - \$59,999			2	2
\$60,000 - \$69,999			2	2
\$70,000 - \$79,999				
\$80,000 - \$89,999	1			1
\$90,000 - \$99,999	2			2
\$100,000 - \$119,999	4			4
\$120,000 - \$139,999	4			4
\$140,000 - \$159,999	4			4
\$160,000 - \$179,999	6			6
\$180,000 - \$199,999	7			7
\$200,000 - \$249,999	11			11
\$250,000 - \$299,999	33			33
\$300,000 - \$399,999	36			36
\$400,000 - \$499,999	38			38
\$500,000 - \$549,999	18			18
\$550,000 - \$599,999	5			5
\$600,000 - \$699,999	2			2
\$700,000 - \$799,999	1			1
\$800,000 - \$899,999	1			1
\$900,000 - \$999,999	1			1
\$1,000,000 - and over	2			2
	3			3
Totals:	175	23	0	198

**Sales Pending
(Under Contract)**

PRICE RANGE	During Month	
	2018	2017
\$1 - \$29,999	1	
\$30,000 - \$39,999	1	
\$40,000 - \$49,999		
\$50,000 - \$59,999	1	1
\$60,000 - \$69,999		
\$70,000 - \$79,999	1	
\$80,000 - \$89,999	1	1
\$90,000 - \$99,999	2	
\$100,000 - \$119,999	4	1
\$120,000 - \$139,999	1	1
\$140,000 - \$159,999	7	2
\$160,000 - \$179,999	7	3
\$180,000 - \$199,999	11	1
\$200,000 - \$249,999	19	
\$250,000 - \$299,999	19	
\$300,000 - \$399,999	13	
\$400,000 - \$499,999	6	
\$500,000 - \$549,999		
\$550,000 - \$599,999	1	
\$600,000 - \$699,999		
\$700,000 - \$799,999		
\$800,000 - \$899,999		
\$900,000 - \$999,999		
\$1,000,000 - and over		
Totals:	95	10

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	48	3
31 - 60	11	1
61 - 90	10	1
91 - 120	6	
121 - and over	10	2
Totals	85	7