



**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	9	8									35	1.71%	2.16%
\$50,000 - 59,999	3	0	4	7									14	1.49%	0.86%
\$60,000 - 69,999	5	8	11	9									33	1.92%	2.03%
\$70,000 - 79,999	15	13	10	12									50	2.56%	3.08%
\$80,000 - 89,999	15	8	20	17									60	3.62%	3.70%
\$90,000 - 99,999	16	16	22	19									73	4.05%	4.50%
\$100,000 - 119,999	26	40	38	39									143	8.32%	8.82%
\$120,000 - 139,999	49	33	65	57									204	12.15%	12.58%
\$140,000 - 159,999	42	36	55	65									198	13.86%	12.21%
\$160,000 - 179,999	39	30	43	35									147	7.46%	9.06%
\$180,000 - 199,999	29	27	38	40									134	8.53%	8.26%
\$200,000 - 249,999	28	49	67	54									198	11.51%	12.21%
\$250,000 - 299,999	21	27	42	40									130	8.53%	8.01%
\$300,000 - 349,999	13	20	31	24									88	5.12%	5.43%
\$350,000 - 399,999	9	7	14	20									50	4.26%	3.08%
\$400,000 - 499,999	9	5	9	9									32	1.92%	1.97%
\$500,000 - 599,999	1	3	5	6									15	1.28%	0.92%
\$600,000 - 699,999	1	0	3	3									7	0.64%	0.43%
\$700,000 - 799,999	1	1	1	3									6	0.64%	0.37%
\$800,000 - 899,999	1	0	0	0									1	0.00%	0.06%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	1	0	1	2									4	0.43%	0.25%
Current Year	335	330	488	469									1,622		
Previous Year	310	310	455	474									1,549		
Change from last month		-1.49%	47.88%	-3.89%											
Change from last year	8.06%	6.45%	7.25%	-1.05%											
Current YTD	335	665	1,153	1,622											
Previous YTD	310	620	1,075	1,549	1,549	1,549	1,549	1,549	1,549	1,549	1,549	1,549			
% Change YTD	8.06%	7.26%	7.26%	4.71%											



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	3									19	4.69%	8.09%
\$50,000 - 59,999	6	8	7	8									29	12.50%	12.34%
\$60,000 - 69,999	4	14	8	7									33	10.94%	14.04%
\$70,000 - 79,999	3	4	10	7									24	10.94%	10.21%
\$80,000 - 89,999	2	2	0	3									7	4.69%	2.98%
\$90,000 - 99,999	1	5	0	3									9	4.69%	3.83%
\$100,000 - 119,999	3	9	3	4									19	6.25%	8.09%
\$120,000 - 139,999	3	10	12	6									31	9.38%	13.19%
\$140,000 - 159,999	2	4	6	6									18	9.38%	7.66%
\$160,000 - 179,999	2	2	3	3									10	4.69%	4.26%
\$180,000 - 199,999	3	2	1	5									11	7.81%	4.68%
\$200,000 - 249,999	3	2	5	3									13	4.69%	5.53%
\$250,000 - 299,999	1	1	1	2									5	3.13%	2.13%
\$300,000 - 349,999	0	0	0	2									2	3.13%	0.85%
\$350,000 - 399,999	0	2	0	1									3	1.56%	1.28%
\$400,000 - 499,999	0	0	1	0									1	0.00%	0.43%
\$500,000 - 599,999	0	0	0	0									0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0									0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	1									1	1.56%	0.43%
\$800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0									0	0.00%	0.00%
Current Year	36	70	65	64									235		
Previous Year	51	61	74	70									256		
Change from last month		94.44%	-7.14%	-1.54%											
Change from last year	-29.41%	14.75%	-12.16%	-8.57%											
Current YTD	36	106	171	235											
Previous YTD	51	112	186	256	256	256	256	256	256	256	256	256			
% Change YTD	-29.41%	-5.36%	-8.06%	-8.20%											

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	14	12	17	11									54	2.06%	2.90%
\$50,000 - 59,999	10	8	11	15									44	2.81%	2.36%
\$60,000 - 69,999	10	22	19	16									67	3.00%	3.59%
\$70,000 - 79,999	19	17	20	19									75	3.56%	4.02%
\$80,000 - 89,999	17	10	20	20									67	3.75%	3.59%
\$90,000 - 99,999	17	22	22	22									83	4.12%	4.45%
\$100,000 - 119,999	29	49	41	43									162	8.05%	8.69%
\$120,000 - 139,999	53	43	78	63									237	11.80%	12.71%
\$140,000 - 159,999	44	40	62	71									217	13.30%	11.64%
\$160,000 - 179,999	41	32	46	38									157	7.12%	8.42%
\$180,000 - 199,999	32	29	39	45									145	8.43%	7.77%
\$200,000 - 249,999	31	51	72	58									212	10.86%	11.37%
\$250,000 - 299,999	22	28	43	42									135	7.87%	7.24%
\$300,000 - 349,999	13	20	31	26									90	4.87%	4.83%
\$350,000 - 399,999	9	9	14	21									53	3.93%	2.84%
\$400,000 - 499,999	9	5	10	9									33	1.69%	1.77%
\$500,000 - 599,999	1	3	5	6									15	1.12%	0.80%
\$600,000 - 699,999	1	0	3	3									7	0.56%	0.38%
\$700,000 - 799,999	1	1	1	4									7	0.75%	0.38%
\$800,000 - 899,999	1	0	0	0									1	0.00%	0.05%
\$900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$1,000,000 - and over	1	0	1	2									4	0.37%	0.21%
Current Year	375	401	555	534									1,865		
Previous Year	364	372	531	545									1,812		
Change from last month		6.93%	38.40%	-3.78%											
Change from last year		7.80%	4.52%	-2.02%											
Current YTD	375	776	1,331	1,865											
Previous YTD	364	736	1,267	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812			
% Change YTD	3.02%	5.43%	5.05%	2.92%											



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									0	0.00%	0.00%
1	6	10	13	13									42	2.43%	2.25%
2	144	166	229	196									735	36.70%	39.41%
3	169	160	217	225									771	42.13%	41.34%
4	50	57	79	82									268	15.36%	14.37%
5	5	6	14	16									41	3.00%	2.20%
6+	1	2	3	2									8	0.37%	0.43%
Total	375	401	555	534	0	0	0	0	0	0	0	0	1,865	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	53	52	76	70									251	13.11%	13.46%
2	282	306	399	389									1,376	72.85%	73.78%
3	36	41	68	65									210	12.17%	11.26%
4	3	2	10	9									24	1.69%	1.29%
5	1	0	1	1									3	0.19%	0.16%
6+	0	0	1	0									1	0.00%	0.05%
Total	375	401	555	534	0	0	0	0	0	0	0	0	1,865	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 Residence	317	315	456	446									1,534	83.52%	82.25%
Condominium	27	59	54	53									193	9.93%	10.35%
Villa	18	15	32	23									88	4.31%	4.72%
Townhouse	9	11	11	11									42	2.06%	2.25%
Manufactured Home	4	1	2	1									8	0.19%	0.43%
Total	375	401	555	534	0	0	0	0	0	0	0	0	1,865	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 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	11	2.06%	45,173	39,075	87.00%	107	19	1.7
\$50,000 - 59,999	15	2.81%	58,380	55,227	95.00%	61	28	1.9
\$60,000 - 69,999	16	3.00%	69,144	64,856	94.00%	33	29	1.8
\$70,000 - 79,999	19	3.56%	76,784	75,065	98.00%	29	21	1.1
\$80,000 - 89,999	20	3.75%	88,555	84,290	95.00%	37	33	1.7
\$90,000 - 99,999	22	4.12%	100,841	94,581	94.00%	44	38	1.7
\$100,000 - 119,999	43	8.05%	115,465	111,319	96.00%	66	79	1.8
\$120,000 - 139,999	63	11.80%	133,490	131,060	98.00%	47	109	1.7
\$140,000 - 159,999	71	13.30%	152,939	148,945	97.00%	35	98	1.4
\$160,000 - 179,999	38	7.12%	176,453	170,948	97.00%	42	80	2.1
\$180,000 - 199,999	45	8.43%	195,386	188,663	97.00%	48	97	2.2
\$200,000 - 249,999	58	10.86%	229,318	224,051	98.00%	54	225	3.9
\$250,000 - 299,999	42	7.87%	280,898	272,470	97.00%	57	180	4.3
\$300,000 - 349,999	26	4.87%	328,166	319,395	97.00%	48	100	3.9
\$350,000 - 399,999	21	3.93%	384,333	373,510	97.00%	78	95	4.5
\$400,000 - 499,999	9	1.69%	448,078	433,278	97.00%	127	88	9.8
\$500,000 - 599,999	6	1.12%	555,450	532,000	96.00%	78	34	5.7
\$600,000 - 699,999	3	0.56%	688,233	680,300	99.00%	7	18	6.0
\$700,000 - 799,999	4	0.75%	733,250	712,500	97.00%	374	13	3.3
\$800,000 - 899,999	0	0.00%	0	0	0.00%		14	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		4	
\$1,000,000 - and over	2	0.37%	1,685,000	1,365,000	81.00%	186	20	10.0
Totals	534	100.00%	196,804	189,873	96.00%	54	1,422	2.7

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®

Multiple Listing YTD Sales and Inventory Report - January 1 to April 30, 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	54	2.90%	60,622	33,972	56.00%	102	19	1.4
\$50,000 - 59,999	44	2.36%	58,300	54,955	94.00%	52	28	2.6
\$60,000 - 69,999	67	3.59%	68,521	64,706	94.00%	38	29	1.7
\$70,000 - 79,999	75	4.02%	77,955	74,568	96.00%	42	21	1.1
\$80,000 - 89,999	67	3.59%	89,482	84,670	95.00%	33	33	2.0
\$90,000 - 99,999	83	4.45%	98,895	94,293	95.00%	42	38	1.8
\$100,000 - 119,999	162	8.69%	115,465	110,840	96.00%	63	79	2.0
\$120,000 - 139,999	237	12.71%	133,020	129,128	97.00%	48	109	1.8
\$140,000 - 159,999	217	11.64%	154,219	149,493	97.00%	44	98	1.8
\$160,000 - 179,999	157	8.42%	174,333	169,889	97.00%	42	80	2.0
\$180,000 - 199,999	145	7.77%	195,130	188,561	97.00%	53	97	2.7
\$200,000 - 249,999	212	11.37%	228,311	222,152	97.00%	58	225	4.3
\$250,000 - 299,999	135	7.24%	281,760	273,836	97.00%	61	180	5.3
\$300,000 - 349,999	90	4.83%	329,218	319,794	97.00%	68	100	4.4
\$350,000 - 399,999	53	2.84%	387,111	374,300	97.00%	115	95	7.2
\$400,000 - 499,999	33	1.77%	445,084	426,510	96.00%	104	88	10.7
\$500,000 - 599,999	15	0.80%	574,233	544,000	95.00%	112	34	9.1
\$600,000 - 699,999	7	0.38%	687,243	671,414	98.00%	76	18	10.3
\$700,000 - 799,999	7	0.38%	764,557	737,143	96.00%	226	13	7.4
\$800,000 - 899,999	1	0.05%	939,900	830,000	88.00%	316	14	56.0
\$900,000 - 999,999	0	0.00%	0	0	0.00%		4	
\$1,000,000 - and over	4	0.21%	2,616,000	2,301,250	88.00%	148	20	20.0
Totals	1,865	100.00%	188,362	180,968	96.00%	57	1,422	3.1

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		Average List	Average Sale	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
Month	Monthly Sales	Price	Price				
01-MAY-14	395	122,904	117,343	95%	82	2,685	6.8
01-JUN-14	425	138,248	129,730	94%	120	2,516	5.9
01-JUL-14	379	132,408	126,002	95%	98	2,499	6.6
01-AUG-14	379	130,907	124,124	95%	101	2,480	6.5
01-SEP-14	403	127,899	121,781	95%	94	2,498	6.2
01-OCT-14	416	130,988	124,359	95%	86	2,538	6.1
01-NOV-14	349	128,722	122,876	95%	82	2,493	7.1
01-DEC-14	432	136,134	129,892	95%	88	2,449	5.7
01-JAN-15	328	121,084	114,795	95%	91	2,478	7.6
01-FEB-15	387	127,341	120,539	95%	91	2,443	6.3
01-MAR-15	456	124,343	119,070	96%	90	2,454	5.4
01-APR-15	479	137,841	132,654	96%	90	2,439	5.1
01-MAY-15	468	134,347	128,948	96%	88	2,347	5.0
01-JUN-15	512	146,376	140,198	96%	83	2,336	4.6
01-JUL-15	495	139,432	133,887	96%	96	2,287	4.6
01-AUG-15	475	143,939	137,046	95%	96	2,183	4.6
01-SEP-15	443	150,440	144,577	96%	86	2,147	4.8
01-OCT-15	433	135,939	130,191	96%	85	2,112	4.9
01-NOV-15	404	128,975	123,538	96%	77	2,151	5.3
01-DEC-15	447	136,578	132,176	97%	87	2,110	4.7
01-JAN-16	360	138,558	133,839	97%	83	2,093	5.8
01-FEB-16	424	137,068	130,068	95%	70	2,211	5.2
01-MAR-16	546	143,590	138,856	97%	80	2,207	4.0
01-APR-16	546	154,301	148,693	96%	72	2,186	4.0
01-MAY-16	518	156,123	151,133	97%	70	2,144	4.1
01-JUN-16	562	169,404	163,863	97%	74	2,062	3.7
01-JUL-16	518	165,993	159,592	96%	70	1,994	3.8
01-AUG-16	492	163,104	158,521	97%	69	2,006	4.1
01-SEP-16	487	162,468	156,983	97%	69	2,018	4.1
01-OCT-16	446	165,010	159,919	97%	67	1,976	4.4
01-NOV-16	412	168,960	162,333	96%	59	1,955	4.7
01-DEC-16	437	163,530	156,904	96%	67	1,901	4.4
01-JAN-17	364	158,369	151,267	96%	60	1,953	5.4
01-FEB-17	372	168,502	160,297	95%	62	1,937	5.2
01-MAR-17	531	159,629	153,500	96%	63	1,905	3.6
01-APR-17	545	174,222	167,473	96%	53	1,849	3.4
01-MAY-17	592	179,045	172,139	96%	58	1,825	3.1
01-JUN-17	587	185,547	178,778	96%	55	1,854	3.2
01-JUL-17	511	186,050	180,442	97%	48	1,871	3.7
01-AUG-17	514	179,101	172,372	96%	50	1,873	3.6
01-SEP-17	417	194,076	187,725	97%	53	1,828	4.4
01-OCT-17	426	178,663	172,371	96%	56	1,833	4.3
01-NOV-17	460	181,430	172,490	95%	54	1,823	4.0
01-DEC-17	502	189,800	182,662	96%	58	1,729	3.4
01-JAN-18	375	176,734	170,439	96%	53	1,695	4.5
01-FEB-18	401	175,236	167,832	96%	62	1,639	4.1
01-MAR-18	555	197,579	189,006	96%	57	1,517	2.7
01-APR-18	534	196,804	189,873	96%	54	1,422	2.7

Board/Association: West PascoState: FLMonth: AprilYear: 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			1
\$30,000 - \$39,999	2	1		3
\$40,000 - \$49,999	2	2		4
\$50,000 - \$59,999	4	3		7
\$60,000 - \$69,999	5	4		9
\$70,000 - \$79,999	11	1		12
\$80,000 - \$89,999	12	5		17
\$90,000 - \$99,999	14	5		19
\$100,000 - \$119,999	29	9	1	39
\$120,000 - \$139,999	29	20	8	57
\$140,000 - \$159,999	23	39	3	65
\$160,000 - \$179,999	7	21	7	35
\$180,000 - \$199,999	3	28	9	40
\$200,000 - \$249,999	9	30	15	54
\$250,000 - \$299,999	6	17	17	40
\$300,000 - \$399,999	2	23	19	44
\$400,000 - \$499,999		2	7	9
\$500,000 - \$549,999		1	4	5
\$550,000 - \$599,999			1	1
\$600,000 - \$699,999			3	3
\$700,000 - \$799,999			3	3
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over			2	2
Totals:	158	211	100	469

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	3			3
\$50,000 - \$59,999	7	1		8
\$60,000 - \$69,999	7			7
\$70,000 - \$79,999	7			7
\$80,000 - \$89,999	3			3
\$90,000 - \$99,999	3			3
\$100,000 - \$119,999	3	1		4
\$120,000 - \$139,999	5	1		6
\$140,000 - \$159,999	5	1		6
\$160,000 - \$179,999	2	1		3
\$180,000 - \$199,999	2	3		5
\$200,000 - \$249,999	2	1		3
\$250,000 - \$299,999	1	1		2
\$300,000 - \$399,999	1	2		3
\$400,000 - \$499,999				
\$500,000 - \$549,999				
\$550,000 - \$599,999				
\$600,000 - \$699,999				
\$700,000 - \$799,999		1		1
\$800,000 - \$899,999				
\$900,000 - \$999,999				
\$1,000,000 - and over				
Totals:	51	13	0	64

Active Listings
(Unsold Homes)

PRICE RANGE	2 or less	3	4 or more
	\$1 - \$29,999	1	
\$30,000 - \$39,999	2		3
\$40,000 - \$49,999	4		6
\$50,000 - \$59,999	4		21
\$60,000 - \$69,999	6		21
\$70,000 - \$79,999	7		9
\$80,000 - \$89,999	16		10
\$90,000 - \$99,999	24		11
\$100,000 - \$119,999	60		15
\$120,000 - \$139,999	88		18
\$140,000 - \$159,999	73		18
\$160,000 - \$179,999	69		7
\$180,000 - \$199,999	80		11
\$200,000 - \$249,999	210		9
\$250,000 - \$299,999	153		18
\$300,000 - \$399,999	183		7
\$400,000 - \$499,999	84		2
\$500,000 - \$549,999	18		1
\$550,000 - \$599,999	11		1
\$600,000 - \$699,999	18		
\$700,000 - \$799,999	12		1
\$800,000 - \$899,999	13		
\$900,000 - \$999,999	3		
\$1,000,000 - and over	17		1
Totals:	1156		191

Sales Pending
(Under Contract)

PRICE RANGE	During Month	During Month
	\$1 - \$29,999	2
\$30,000 - \$39,999	3	2
\$40,000 - \$49,999	6	3
\$50,000 - \$59,999	9	5
\$60,000 - \$69,999	7	6
\$70,000 - \$79,999	15	13
\$80,000 - \$89,999	20	5
\$90,000 - \$99,999	25	
\$100,000 - \$119,999	40	5
\$120,000 - \$139,999	62	7
\$140,000 - \$159,999	54	7
\$160,000 - \$179,999	69	10
\$180,000 - \$199,999	41	4
\$200,000 - \$249,999	99	5
\$250,000 - \$299,999	53	4
\$300,000 - \$399,999	62	1
\$400,000 - \$499,999	20	1
\$500,000 - \$549,999	2	
\$550,000 - \$599,999	4	
\$600,000 - \$699,999	3	
\$700,000 - \$799,999		1
\$800,000 - \$899,999		
\$900,000 - \$999,999		
\$1,000,000 - and over	4	
Totals:	600	79

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	252	25
31 - 60	80	16
61 - 90	46	8
91 - 120	42	6
121 - and over	49	9
Totals	469	64