



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	0	0						1	0.00%	0.24%
\$ 50,000 - 59,999	1	1	0	0	0	0	0						2	0.00%	0.48%
\$ 60,000 - 69,999	0	1	1	0	0	0	0						2	0.00%	0.48%
\$ 70,000 - 79,999	2	0	0	0	0	1	0						3	0.00%	0.72%
\$ 80,000 - 89,999	1	0	0	1	3	0	0						5	0.00%	1.20%
\$ 90,000 - 99,999	2	1	0	1	3	3	2						12	3.28%	2.88%
\$ 100,000 - 119,999	1	3	3	2	5	3	3						20	4.92%	4.80%
\$ 120,000 - 139,999	5	3	4	3	6	0	2						23	3.28%	5.52%
\$ 140,000 - 159,999	1	1	4	6	3	4	4						23	6.56%	5.52%
\$ 160,000 - 179,999	3	1	4	3	8	8	7						34	11.48%	8.15%
\$ 180,000 - 199,999	6	3	5	8	5	3	4						34	6.56%	8.15%
\$ 200,000 - 249,999	5	13	19	14	15	22	14						102	22.95%	24.46%
\$ 250,000 - 299,999	3	5	6	12	14	14	14						68	22.95%	16.31%
\$ 300,000 - 349,999	4	6	6	4	7	4	4						35	6.56%	8.39%
\$ 350,000 - 399,999	1	3	2	3	6	7	6						28	9.84%	6.71%
\$ 400,000 - 499,999	1	0	0	4	7	3	1						16	1.64%	3.84%
\$ 500,000 - 599,999	0	0	2	2	0	1	0						5	0.00%	1.20%
\$ 600,000 - 699,999	0	0	0	0	3	1	0						4	0.00%	0.96%
\$ 700,000 - 799,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0	0						0	0.00%	0.00%
Current Year	36	41	56	63	86	74	61						417		
Previous Year	28	19	52	53	56	61	56						325		
Change from last month		13.89%	36.59%	12.50%	36.51%	-13.95%	-17.57%								
Change from last year	28.57%	115.79%	7.69%	18.87%	53.57%	21.31%	8.93%								
Current YTD	36	77	133	196	282	356	417								
Previous YTD	28	47	99	152	208	269	325	325	325	325	325	325			
% Change YTD	28.57%	63.83%	34.34%	28.95%	35.58%	32.34%	28.31%								



Central Pasco Association of Realtors®

Monthly Sales Trend Indicator

2018

Sales by Price Range - Condominiums, Townhouses and Co-Ops

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	0	1						3	9.09%	5.08%
\$ 50,000 - 59,999	0	0	1	0	0	0	1						2	9.09%	3.39%
\$ 60,000 - 69,999	1	1	1	2	1	1	0						7	0.00%	11.86%
\$ 70,000 - 79,999	1	1	1	2	0	0	0						5	0.00%	8.47%
\$ 80,000 - 89,999	0	1	0	1	0	0	1						3	9.09%	5.08%
\$ 90,000 - 99,999	0	0	1	0	0	0	1						2	9.09%	3.39%
\$ 100,000 - 119,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 120,000 - 139,999	0	2	1	2	0	1	0						6	0.00%	10.17%
\$ 140,000 - 159,999	2	2	1	0	1	3	2						11	18.18%	18.64%
\$ 160,000 - 179,999	0	0	1	1	3	2	3						10	27.27%	16.95%
\$ 180,000 - 199,999	1	0	1	1	0	0	1						4	9.09%	6.78%
\$ 200,000 - 249,999	0	0	1	2	1	0	1						5	9.09%	8.47%
\$ 250,000 - 299,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 300,000 - 349,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 350,000 - 399,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 400,000 - 499,999	0	0	1	0	0	0	0						1	0.00%	1.69%
\$ 500,000 - 599,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 600,000 - 699,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0	0						0	0.00%	0.00%
Current Year	6	7	10	11	7	7	11						59		
Previous Year	3	5	9	13	10	13	11						64		
Change from last month		16.67%	42.86%	10.00%	-36.36%	0.00%	57.14%								
Change from last year	100.00%	40.00%	11.11%	-15.38%	-30.00%	-46.15%	0.00%								
Current YTD	6	13	23	34	41	48	59								
Previous YTD	3	8	17	30	40	53	64	64	64	64	64	64			
% Change YTD	100.00%	62.50%	35.29%	13.33%	2.50%	-9.43%	-7.81%								



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	0	1						5	1.35%	1.04%
\$ 50,000 - 59,999	1	1	1	0	0	0	1						4	1.35%	0.83%
\$ 60,000 - 69,999	1	2	2	2	1	1	0						9	0.00%	1.87%
\$ 70,000 - 79,999	3	1	1	2	1	1	0						9	0.00%	1.87%
\$ 80,000 - 89,999	1	1	0	2	3	0	1						8	1.35%	1.66%
\$ 90,000 - 99,999	2	1	1	1	4	3	3						15	4.05%	3.11%
\$ 100,000 - 119,999	1	3	3	2	5	3	3						20	4.05%	4.15%
\$ 120,000 - 139,999	5	5	5	5	6	1	2						29	2.70%	6.02%
\$ 140,000 - 159,999	3	3	6	6	4	7	7						36	9.46%	7.47%
\$ 160,000 - 179,999	3	1	5	4	11	10	10						44	13.51%	9.13%
\$ 180,000 - 199,999	7	3	6	9	5	3	6						39	8.11%	8.09%
\$ 200,000 - 249,999	5	13	20	16	16	22	15						107	20.27%	22.20%
\$ 250,000 - 299,999	3	5	6	12	14	14	14						68	18.92%	14.11%
\$ 300,000 - 349,999	4	6	6	4	7	4	4						35	5.41%	7.26%
\$ 350,000 - 399,999	1	3	2	3	6	7	6						28	8.11%	5.81%
\$ 400,000 - 499,999	1	0	1	4	7	3	1						17	1.35%	3.53%
\$ 500,000 - 599,999	0	0	2	2	0	1	0						5	0.00%	1.04%
\$ 600,000 - 699,999	0	0	0	0	3	1	0						4	0.00%	0.83%
\$ 700,000 - 799,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0	0						0	0.00%	0.00%
Current Year	42	48	67	74	96	81	74						482		
Previous Year	31	25	61	66	66	75	67						391		
Change from last month		14.29%	39.58%	10.45%	29.73%	-15.63%	-8.64%								
Change from last year	35.48%	92.00%	9.84%	12.12%	45.45%	8.00%	10.45%								
Current YTD	42	90	157	231	327	408	482								
Previous YTD	31	56	117	183	249	324	391	391	391	391	391	391			
% Change YTD	35.48%	60.71%	34.19%	26.23%	31.33%	25.93%	23.27%								



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						0	0.00%	0.00%
1	0	1	2	1	3	1	2						10	2.70%	2.07%
2	11	11	15	17	22	18	16						110	21.62%	22.82%
3	21	23	34	38	35	35	35						221	47.30%	45.85%
4	8	11	14	14	30	23	14						114	18.92%	23.65%
5	1	2	2	3	6	4	7						25	9.46%	5.19%
6+	1	0	0	1	0	0	0						2	0.00%	0.41%
Total	42	48	67	74	96	81	74	0	0	0	0	0	482	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	9	9						55	12.16%	11.41%
2	26	34	52	60	58	57	51						338	68.92%	70.12%
3	7	11	6	9	20	15	11						79	14.86%	16.39%
4	1	0	1	1	4	0	3						10	4.05%	2.07%
5	0	0	0	0	0	0	0						0	0.00%	0.00%
6+	0	0	0	0	0	0	0						0	0.00%	0.00%
Total	42	48	67	74	96	81	74	0	0	0	0	0	482	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	62	83	73	61						407	82.43%	84.44%
Condominium	4	4	5	6	5	4	7						35	9.46%	7.26%
Townhouse	2	3	5	5	2	3	4						24	5.41%	4.98%
Villa	2	0	3	1	3	1	0						10	0.00%	2.07%
Manufactured Home	0	0	0	0	3	0	2						5	2.70%	1.04%
1/2 Duplex	0	0	1	0	0	0	0						1	0.00%	0.21%
Total	42	48	67	74	96	81	74	0	0	0	0	0	482	100.00%	100.00%



Central Pasco Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - July 1 to July 31, 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	1	1.35%	27,900	24,000	86.00%	16	1	1.0
\$ 50,000 - 59,999	1	1.35%	59,000	52,500	89.00%	297	3	3.0
\$ 60,000 - 69,999	0	0.00%	0	0	0.00%		5	
\$ 70,000 - 79,999	0	0.00%	0	0	0.00%		2	
\$ 80,000 - 89,999	1	1.35%	79,900	80,500	101.00%	13	5	5.0
\$ 90,000 - 99,999	3	4.05%	102,500	94,000	92.00%	30	2	0.7
\$ 100,000 - 119,999	3	4.05%	112,300	103,800	92.00%	12	6	2.0
\$ 120,000 - 139,999	2	2.70%	124,950	126,898	102.00%	55	10	5.0
\$ 140,000 - 159,999	7	9.46%	152,621	149,433	98.00%	63	11	1.6
\$ 160,000 - 179,999	10	13.51%	174,340	169,950	97.00%	21	17	1.7
\$ 180,000 - 199,999	6	8.11%	192,231	187,981	98.00%	19	12	2.0
\$ 200,000 - 249,999	15	20.27%	225,960	222,260	98.00%	92	42	2.8
\$ 250,000 - 299,999	14	18.92%	290,764	270,665	93.00%	40	39	2.8
\$ 300,000 - 349,999	4	5.41%	328,675	316,500	96.00%	117	18	4.5
\$ 350,000 - 399,999	6	8.11%	374,165	364,333	97.00%	19	23	3.8
\$ 400,000 - 499,999	1	1.35%	445,285	445,285	100.00%	12	21	21.0
\$ 500,000 - 599,999	0	0.00%	0	0	0.00%		8	
\$ 600,000 - 699,999	0	0.00%	0	0	0.00%		6	
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		1	
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		2	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		0	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		2	
Totals	74	100.00%	222,856	214,839	96.00%	52	236	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 July 31, 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	5	1.04%	226,340	24,460	11.00%	105	1	1.4
\$ 50,000 - 59,999	4	0.83%	64,725	55,000	85.00%	82	3	5.3
\$ 60,000 - 69,999	9	1.87%	73,756	65,244	88.00%	63	5	3.9
\$ 70,000 - 79,999	9	1.87%	81,022	75,433	93.00%	44	2	1.6
\$ 80,000 - 89,999	8	1.66%	86,138	82,219	95.00%	28	5	4.4
\$ 90,000 - 99,999	15	3.11%	102,440	95,247	93.00%	50	2	0.9
\$ 100,000 - 119,999	20	4.15%	113,949	109,534	96.00%	59	6	2.1
\$ 120,000 - 139,999	29	6.02%	133,845	130,145	97.00%	38	10	2.4
\$ 140,000 - 159,999	36	7.47%	155,394	149,423	96.00%	70	11	2.1
\$ 160,000 - 179,999	44	9.13%	173,588	170,073	98.00%	34	17	2.7
\$ 180,000 - 199,999	39	8.09%	193,447	189,252	98.00%	44	12	2.2
\$ 200,000 - 249,999	107	22.20%	229,169	224,265	98.00%	50	42	2.8
\$ 250,000 - 299,999	68	14.11%	281,817	273,183	97.00%	47	39	4.0
\$ 300,000 - 349,999	35	7.26%	330,908	319,897	97.00%	68	18	3.6
\$ 350,000 - 399,999	28	5.81%	380,166	370,841	98.00%	39	23	5.8
\$ 400,000 - 499,999	17	3.53%	458,587	442,811	97.00%	93	21	8.7
\$ 500,000 - 599,999	5	1.04%	568,960	545,000	96.00%	87	8	11.2
\$ 600,000 - 699,999	4	0.83%	655,346	636,871	97.00%	69	6	10.5
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		1	
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		2	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		0	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		2	
Totals	482	100.00%	230,538	221,693	96.00%	52	236	3.4

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

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
8/1/2014	35	189,863	185,258	98%	106	301	8.6
9/1/2014	60	152,547	147,190	96%	70	305	5.1
10/1/2014	48	159,887	152,481	95%	70	287	6.0
11/1/2014	44	166,139	160,818	97%	101	277	6.3
12/1/2014	62	188,906	180,379	95%	113	255	4.1
1/1/2015	39	139,629	135,493	97%	76	239	6.1
2/1/2015	41	207,372	195,493	94%	91	248	6.0
3/1/2015	50	193,751	185,044	96%	99	241	4.8
4/1/2015	46	197,051	189,933	96%	133	223	4.8
5/1/2015	50	182,675	173,700	95%	81	245	4.9
6/1/2015	52	216,448	210,749	97%	74	251	4.8
7/1/2015	63	202,893	197,045	97%	75	250	4.0
8/1/2015	66	180,496	176,690	98%	91	240	3.6
9/1/2015	52	207,894	193,823	93%	100	218	4.2
10/1/2015	46	163,785	157,588	96%	78	226	4.9
11/1/2015	40	185,390	182,575	98%	75	230	5.8
12/1/2015	47	204,016	199,070	98%	56	231	4.9
1/1/2016	35	240,305	225,144	94%	58	254	7.3
2/1/2016	35	189,180	182,541	96%	53	270	7.7
3/1/2016	54	185,998	177,621	95%	74	262	4.9
4/1/2016	68	192,999	184,791	96%	65	255	3.8
5/1/2016	59	219,903	213,106	97%	59	251	4.3
6/1/2016	62	224,327	221,434	99%	42	229	3.7
7/1/2016	66	216,904	207,472	96%	50	222	3.4
8/1/2016	65	204,676	199,313	97%	52	234	3.6
9/1/2016	47	235,952	230,678	98%	72	228	4.9
10/1/2016	60	175,077	171,987	98%	54	219	3.7
11/1/2016	49	190,730	186,644	98%	59	217	4.4
12/1/2016	48	226,445	219,699	97%	83	213	4.4
1/1/2017	31	260,306	245,545	94%	71	217	7.0
2/1/2017	25	216,852	209,276	97%	40	227	9.1
3/1/2017	61	220,974	208,813	94%	77	231	3.8
4/1/2017	66	174,330	169,049	97%	74	220	3.3
5/1/2017	66	204,345	199,038	97%	54	237	3.6
6/1/2017	75	219,404	201,860	92%	55	232	3.1
7/1/2017	67	229,382	221,224	96%	72	236	3.5
8/1/2017	67	197,576	191,653	97%	64	238	3.6
9/1/2017	63	236,827	228,569	97%	69	243	3.9
10/1/2017	57	192,140	187,017	97%	41	226	4.0
11/1/2017	55	249,353	235,385	94%	52	227	4.1
12/1/2017	56	209,716	204,577	98%	63	210	3.8
1/1/2018	42	195,133	184,087	94%	50	216	5.1
2/1/2018	48	215,186	207,812	97%	39	231	4.8
3/1/2018	67	221,574	214,670	97%	69	225	3.4
4/1/2018	74	232,616	226,683	97%	46	220	3.0
5/1/2018	96	249,624	234,767	94%	52	222	2.3
6/1/2018	81	247,911	241,435	97%	53	241	3.0
7/1/2018	74	222,856	214,839	96%	52	236	3.2

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	35	8
31 - 60	11	1
61 - 90	4	
91 - 120	3	
121 - and over	8	2
Totals	61	11