



**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
Current Year	35	40	55	62	86	75							353		
\$ 1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 100,000 - 119,999	1	3	3	2	5	3							17	4.00%	4.82%
\$ 400,000 - 499,999	1	0	0	4	7	3							15	4.00%	4.25%
\$ 1 - 49,999	0	0	0	0	1	0							1	0.00%	0.28%
\$ 250,000 - 299,999	3	5	6	12	14	14							54	18.67%	15.30%
\$ 200,000 - 249,999	5	12	18	14	15	22							86	29.33%	24.36%
\$ 600,000 - 699,999	0	0	0	0	3	1							4	1.33%	1.13%
\$ 140,000 - 159,999	1	1	4	6	3	4							19	5.33%	5.38%
\$ 120,000 - 139,999	4	3	4	3	6	0							20	0.00%	5.67%
\$ 180,000 - 199,999	6	3	5	7	5	3							29	4.00%	8.22%
\$ 300,000 - 349,999	4	6	6	4	6	5							31	6.67%	8.78%
\$ 900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 350,000 - 399,999	1	3	2	3	7	7							23	9.33%	6.52%
\$ 50,000 - 59,999	1	1	0	0	0	0							2	0.00%	0.57%
\$ 500,000 - 599,999	0	0	2	2	0	1							5	1.33%	1.42%
\$ 80,000 - 89,999	1	0	0	1	3	0							5	0.00%	1.42%
\$ 160,000 - 179,999	3	1	4	3	8	8							27	10.67%	7.65%
Previous Year	28	19	52	53	57	61							270		
\$ 70,000 - 79,999	2	0	0	0	0	1							3	1.33%	0.85%
\$ 60,000 - 69,999	0	1	1	0	0	0							2	0.00%	0.57%
\$ 90,000 - 99,999	2	1	0	1	3	3							10	0.04	0.0283
\$ 800,000 - 899,999	0	0	0	0	0	0							0	0	0
Change from last month		-50.00%	-100.00%		200.00%	0.00%									
Change from last year															
Current YTD	2	3	3	4	7	10									
Previous YTD	0	0	0	0	0	0	0	0	0	0	0	0			
% Change YTD															



**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
\$ 800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 200,000 - 249,999	0	0	1	2	1	0							4	0.00%	8.33%
\$ 1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	6	7	10	11	7	7							48		
\$ 400,000 - 499,999	0	0	1	0	0	0							1	0.00%	2.08%
\$ 80,000 - 89,999	0	1	0	1	0	0							2	0.00%	4.17%
\$ 300,000 - 349,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 250,000 - 299,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 180,000 - 199,999	1	0	1	1	0	0							3	0.00%	6.25%
Previous Year	3	5	9	13	10	13							53		
\$ 140,000 - 159,999	2	2	1	0	1	3							9	42.86%	18.75%
\$ 900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 120,000 - 139,999	0	2	1	2	0	1							6	14.29%	12.50%
\$ 350,000 - 399,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 90,000 - 99,999	0	0	1	0	0	0							1	0.00%	2.08%
\$ 60,000 - 69,999	1	1	1	2	1	1							7	14.29%	14.58%
\$ 50,000 - 59,999	0	0	1	0	0	0							1	0.00%	2.08%
\$ 500,000 - 599,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 160,000 - 179,999	0	0	1	1	3	2							7	28.57%	14.58%
\$ 100,000 - 119,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 600,000 - 699,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 70,000 - 79,999	1	1	1	2	0	0							5	0.00%	10.42%
\$ 1 - 49,999	1	0	0	0	1	0							2	0.00%	4.17%
Change from last month		0.00%	0.00%	100.00%	-100.00%										
Change from last year	0.00%				-100.00%										
Current YTD	1	2	3	5	5	5									
Previous YTD	1	1	1	1	2	2	2	2	2	2	2	2			
% Change YTD	0.00%	100.00%	200.00%	400.00%	150.00%	150.00%									



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
\$ 500,000 - 599,999	0	0	2	2	0	1							5	1.22%	1.23%
\$ 50,000 - 59,999	1	1	1	0	0	0							3	0.00%	0.74%
\$ 60,000 - 69,999	1	2	2	2	1	1							9	1.22%	2.22%
\$ 900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 100,000 - 119,999	1	3	3	2	5	3							17	3.66%	4.20%
Previous Year	31	25	61	66	67	75							325		
\$ 90,000 - 99,999	2	1	1	1	4	3							12	3.66%	2.96%
\$ 400,000 - 499,999	1	0	1	4	7	3							16	3.66%	3.95%
\$ 70,000 - 79,999	3	1	1	2	1	1							9	1.22%	2.22%
\$ 160,000 - 179,999	3	1	5	4	11	10							34	12.20%	8.40%
\$ 350,000 - 399,999	1	3	2	3	7	7							23	8.54%	5.68%
Current Year	41	47	66	73	96	82							405		
\$ 200,000 - 249,999	5	12	19	16	16	22							90	26.83%	22.22%
\$ 180,000 - 199,999	7	3	6	8	5	3							32	3.66%	7.90%
\$ 600,000 - 699,999	0	0	0	0	3	1							4	1.22%	0.99%
\$ 120,000 - 139,999	4	5	5	5	6	1							26	1.22%	6.42%
\$ 1 - 49,999	1	0	0	0	3	0							4	0.00%	0.99%
\$ 80,000 - 89,999	1	1	0	2	3	0							7	0.00%	1.73%
\$ 800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 300,000 - 349,999	4	6	6	4	6	5							31	6.10%	7.65%
\$ 1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 250,000 - 299,999	3	5	6	12	14	14							54	0.1707	0.1333
\$ 140,000 - 159,999	3	3	6	6	4	7							29	0.0854	0.0716
Change from last month		66.67%	20.00%	100.00%	16.67%	0.00%									
Change from last year	0.00%	66.67%	0.00%	100.00%	250.00%	100.00%									
Current YTD	3	8	14	26	40	54									
Previous YTD	3	6	12	18	22	29	29	29	29	29	29	29			
% Change YTD	0.00%	33.33%	16.67%	44.44%	81.82%	86.21%									



**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	0.00%	0.00%
1	0	1	2	1	3	1							8	1.22%	1.98%
2	11	11	15	17	22	18							94	21.95%	23.21%
3	20	22	33	37	35	35							182	42.68%	44.94%
4	8	11	14	14	30	24							101	29.27%	24.94%
5	1	2	2	3	6	4							18	4.88%	4.44%
6+	1	0	0	1	0	0							2	0.00%	0.49%
Total	41	47	66	73	96	82	0	0	0	0	0	0	405	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							46	10.98%	11.36%
2	25	33	51	59	58	57							283	69.51%	69.88%
3	7	11	6	9	20	16							69	19.51%	17.04%
4	1	0	1	1	4	0							7	0.00%	1.73%
5	0	0	0	0	0	0							0	0.00%	0.00%
6+	0	0	0	0	0	0							0	0.00%	0.00%
Total	41	47	66	73	96	82	0	0	0	0	0	0	405	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	33	40	52	61	83	74							343	90.24%	84.69%
Condominium	4	4	5	6	5	4							28	4.88%	6.91%
Townhouse	2	3	5	5	2	3							20	3.66%	4.94%
Villa	2	0	3	1	3	1							10	1.22%	2.47%
Manufactured Home	0	0	0	0	3	0							3	0.00%	0.74%
1/2 Duplex	0	0	1	0	0	0							1	0.00%	0.25%
Total	41	47	66	73	96	82	0	0	0	0	0	0	405	100.00%	100.00%



Central Pasco Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - June 1 to June 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	0	0.00%	0	0	0.00%		1	
\$ 50,000 - 59,999	0	0.00%	0	0	0.00%		3	
\$ 60,000 - 69,999	1	1.22%	68,900	65,000	94.00%	4	3	3.0
\$ 70,000 - 79,999	1	1.22%	79,900	75,000	94.00%	60	1	1.0
\$ 80,000 - 89,999	0	0.00%	0	0	0.00%		3	
\$ 90,000 - 99,999	3	3.66%	102,900	94,833	92.00%	30	5	1.7
\$ 100,000 - 119,999	3	3.66%	114,967	114,493	100.00%	107	12	4.0
\$ 120,000 - 139,999	1	1.22%	137,500	137,500	100.00%	2	9	9.0
\$ 140,000 - 159,999	7	8.54%	153,986	147,000	95.00%	31	11	1.6
\$ 160,000 - 179,999	10	12.20%	179,760	172,000	96.00%	48	16	1.6
\$ 180,000 - 199,999	3	3.66%	196,433	194,467	99.00%	36	14	4.7
\$ 200,000 - 249,999	22	26.83%	231,009	225,407	98.00%	46	41	1.9
\$ 250,000 - 299,999	14	17.07%	279,650	274,557	98.00%	63	42	3.0
\$ 300,000 - 349,999	5	6.10%	336,980	322,020	96.00%	70	17	3.4
\$ 350,000 - 399,999	7	8.54%	385,929	377,714	98.00%	72	20	2.9
\$ 400,000 - 499,999	3	3.66%	476,133	465,500	98.00%	37	19	6.3
\$ 500,000 - 599,999	1	1.22%	550,000	550,000	100.00%	10	8	8.0
\$ 600,000 - 699,999	1	1.22%	654,000	635,000	97.00%	109	2	2.0
\$ 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%		3	
Totals	82	100.00%	249,034	242,393	97.00%	52	234	2.9

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 June 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	4	0.99%	275,950	24,575	9.00%	127	1	1.5
\$ 50,000 - 59,999	3	0.74%	66,633	55,833	84.00%	11	3	6.0
\$ 60,000 - 69,999	9	2.22%	73,756	65,244	88.00%	63	3	2.0
\$ 70,000 - 79,999	9	2.22%	81,022	75,433	93.00%	44	1	0.7
\$ 80,000 - 89,999	7	1.73%	87,029	82,464	95.00%	31	3	2.6
\$ 90,000 - 99,999	12	2.96%	102,425	95,558	93.00%	54	5	2.5
\$ 100,000 - 119,999	17	4.20%	114,240	110,546	97.00%	67	12	4.2
\$ 120,000 - 139,999	26	6.42%	134,754	130,708	97.00%	38	9	2.1
\$ 140,000 - 159,999	29	7.16%	156,064	149,421	96.00%	72	11	2.3
\$ 160,000 - 179,999	34	8.40%	173,366	170,109	98.00%	38	16	2.8
\$ 180,000 - 199,999	32	7.90%	193,786	189,451	98.00%	50	14	2.6
\$ 200,000 - 249,999	90	22.22%	230,019	224,772	98.00%	44	41	2.7
\$ 250,000 - 299,999	54	13.33%	279,498	273,836	98.00%	48	42	4.7
\$ 300,000 - 349,999	31	7.65%	330,551	319,529	97.00%	53	17	3.3
\$ 350,000 - 399,999	23	5.68%	380,854	372,067	98.00%	55	20	5.2
\$ 400,000 - 499,999	16	3.95%	459,419	442,656	96.00%	98	19	7.1
\$ 500,000 - 599,999	5	1.23%	568,960	545,000	96.00%	87	8	9.6
\$ 600,000 - 699,999	4	0.99%	655,346	636,871	97.00%	69	2	3.0
\$ 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%		3	
Totals	405	100.00%	232,643	223,574	96.00%	52	234	3.5

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
7/1/2014	41	173,200	168,992	98%	68	304	7.4
8/1/2014	35	189,863	185,258	98%	106	302	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	51	193,618	185,043	96%	97	241	4.7
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	251	4.0
8/1/2015	66	180,496	176,690	98%	91	241	3.7
9/1/2015	53	206,538	192,723	93%	99	218	4.1
10/1/2015	46	163,785	157,588	96%	78	226	4.9
11/1/2015	40	185,390	182,575	98%	75	231	5.8
12/1/2015	47	204,016	199,070	98%	56	232	4.9
1/1/2016	35	240,305	225,144	94%	58	255	7.3
2/1/2016	35	189,180	182,541	96%	53	271	7.7
3/1/2016	54	185,998	177,621	95%	74	263	4.9
4/1/2016	70	196,626	188,418	96%	65	255	3.6
5/1/2016	60	220,820	214,136	97%	58	253	4.2
6/1/2016	62	224,327	221,434	99%	42	230	3.7
7/1/2016	66	216,904	207,472	96%	50	222	3.4
8/1/2016	66	208,696	203,490	98%	52	234	3.5
9/1/2016	48	237,284	231,914	98%	71	228	4.8
10/1/2016	60	175,077	171,987	98%	54	220	3.7
11/1/2016	49	190,730	186,644	98%	59	217	4.4
12/1/2016	49	223,740	216,909	97%	82	213	4.3
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	67	203,234	198,157	98%	54	237	3.5
6/1/2017	75	219,404	201,860	92%	55	233	3.1
7/1/2017	69	230,775	222,710	97%	70	236	3.4
8/1/2017	67	197,576	191,653	97%	64	238	3.6
9/1/2017	63	236,827	228,569	97%	69	242	3.8
10/1/2017	57	192,140	187,017	97%	41	225	3.9
11/1/2017	55	249,353	235,385	94%	52	225	4.1
12/1/2017	56	209,716	204,577	98%	63	208	3.7
1/1/2018	41	196,770	185,577	94%	51	214	5.2
2/1/2018	47	215,190	207,659	97%	39	230	4.9
3/1/2018	66	221,674	214,620	97%	69	225	3.4
4/1/2018	73	233,201	227,178	97%	47	221	3.0
5/1/2018	96	249,624	234,933	94%	52	219	2.3
6/1/2018	82	249,034	242,393	97%	52	234	2.9

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

National Association of Realtors®

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202-383-7568

Questions:

202-383-1276

Single-Family 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				
\$ 50,000 - \$ 59,999				
\$ 60,000 - \$ 69,999				
\$ 70,000 - \$ 79,999	1			1
\$ 80,000 - \$ 89,999				
\$ 90,000 - \$ 99,999	3			3
\$ 100,000 - \$ 119,999	2	1		3
\$ 120,000 - \$ 139,999				
\$ 140,000 - \$ 159,999	2	1	1	4
\$ 160,000 - \$ 179,999	2	4	2	8
\$ 180,000 - \$ 199,999		2	1	3
\$ 200,000 - \$ 249,999	2	14	6	22
\$ 250,000 - \$ 299,999		9	5	14
\$ 300,000 - \$ 399,999		4	8	12
\$ 400,000 - \$ 499,999			3	3
\$ 500,000 - \$ 549,999				
\$ 550,000 - \$ 599,999			1	1
\$ 600,000 - \$ 699,999			1	1
\$ 700,000 - \$ 799,999				
\$ 800,000 - \$ 899,999				
\$ 900,000 - \$ 999,999				
\$ 1,000,000 - and over				
Totals:	12	35	28	75

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				
\$ 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	1			1
\$ 140,000 - \$ 159,999	3			3
\$ 160,000 - \$ 179,999	2			2
\$ 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:	7	0	0	7

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
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Single-Family Listings	Condo/Co-op Listings
1	
	3
1	1
	1
2	1
3	2
7	4
7	3
8	2
14	2
10	4
37	3
41	
35	1
18	1
5	
2	
2	
	1
1	
2	
3	
199	29

Sales Pending

(Under Contract)

Single-Family Listings	Condo/Co-op Listings
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Single-Family Listings	Condo/Co-op Listings
During Month	During Month
	1
2	1
3	
3	3
4	2
2	
21	
10	
14	
3	
1	
1	
64	7

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	37	6
31 - 60	17	
61 - 90	5	
91 - 120	8	
121 - and over	8	1
Totals	75	7