



**West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2018**

Sales by Price Range - Single Family Homes & Villas

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	10	7	8	7	3	5							40	1.00%	1.51%
\$ 50,000 - 59,999	3	0	4	7	7	2							23	0.40%	0.87%
\$ 60,000 - 69,999	5	8	11	9	5	4							42	0.80%	1.59%
\$ 70,000 - 79,999	14	13	9	13	14	10							73	1.99%	2.76%
\$ 80,000 - 89,999	14	8	19	17	19	10							87	1.99%	3.28%
\$ 90,000 - 99,999	15	15	20	18	27	15							110	2.99%	4.15%
\$ 100,000 - 119,999	26	40	36	38	43	47							230	9.36%	8.68%
\$ 120,000 - 139,999	45	32	66	56	63	59							321	11.75%	12.12%
\$ 140,000 - 159,999	40	36	54	64	64	62							320	12.35%	12.08%
\$ 160,000 - 179,999	39	30	43	35	66	42							255	8.37%	9.63%
\$ 180,000 - 199,999	27	26	36	38	31	50							208	9.96%	7.85%
\$ 200,000 - 249,999	27	48	65	54	94	86							374	17.13%	14.12%
\$ 250,000 - 299,999	21	26	41	39	52	38							217	7.57%	8.19%
\$ 300,000 - 349,999	12	19	28	25	40	24							148	4.78%	5.59%
\$ 350,000 - 399,999	9	7	13	19	17	17							82	3.39%	3.10%
\$ 400,000 - 499,999	9	5	8	10	16	18							66	3.59%	2.49%
\$ 500,000 - 599,999	1	3	5	6	3	5							23	1.00%	0.87%
\$ 600,000 - 699,999	1	0	3	3	0	5							12	1.00%	0.45%
\$ 700,000 - 799,999	1	1	0	3	0	0							5	0.00%	0.19%
\$ 800,000 - 899,999	1	0	0	0	2	1							4	0.20%	0.15%
\$ 900,000 - 999,999	0	0	0	0	1	0							1	0.00%	0.04%
\$ 1,000,000 - and over	1	0	1	2	2	2							8	0.40%	0.30%
Current Year	321	324	470	463	569	502							2,649		
Previous Year	302	303	449	465	505	509							2,533		
Change from last month		0.93%	45.06%	-1.49%	22.89%	-11.78%									
Change from last year	6.29%	6.93%	4.68%	-0.43%	12.67%	-1.38%									
Current YTD	321	645	1,115	1,578	2,147	2,649									
Previous YTD	302	605	1,054	1,519	2,024	2,533	2,533	2,533	2,533	2,533	2,533	2,533			
% Change YTD	6.29%	6.61%	5.79%	3.88%	6.08%	4.58%									



**West Pasco Board 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	3	5	8	3	6	5							30	6.58%	7.98%
\$ 50,000 - 59,999	6	8	7	8	3	3							35	3.95%	9.31%
\$ 60,000 - 69,999	4	14	7	7	7	8							47	10.53%	12.50%
\$ 70,000 - 79,999	3	4	10	7	11	11							46	14.47%	12.23%
\$ 80,000 - 89,999	2	2	0	3	4	9							20	11.84%	5.32%
\$ 90,000 - 99,999	1	4	0	3	3	2							13	2.63%	3.46%
\$ 100,000 - 119,999	3	8	3	4	3	6							27	7.89%	7.18%
\$ 120,000 - 139,999	3	10	10	6	7	12							48	15.79%	12.77%
\$ 140,000 - 159,999	2	4	6	6	5	4							27	5.26%	7.18%
\$ 160,000 - 179,999	2	2	3	3	8	5							23	6.58%	6.12%
\$ 180,000 - 199,999	3	2	1	5	4	2							17	2.63%	4.52%
\$ 200,000 - 249,999	3	2	5	3	6	1							20	1.32%	5.32%
\$ 250,000 - 299,999	1	1	1	2	3	6							14	7.89%	3.72%
\$ 300,000 - 349,999	0	0	0	2	0	0							2	0.00%	0.53%
\$ 350,000 - 399,999	0	2	0	1	0	1							4	1.32%	1.06%
\$ 400,000 - 499,999	0	0	1	0	0	1							2	1.32%	0.53%
\$ 500,000 - 599,999	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%
\$ 700,000 - 799,999	0	0	0	1	0	0							1	0.00%	0.27%
\$ 800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	36	68	62	64	70	76							376		
Previous Year	51	59	73	69	75	70							397		
Change from last month		88.89%	-8.82%	3.23%	9.38%	8.57%									
Change from last year	-29.41%	15.25%	-15.07%	-7.25%	-6.67%	8.57%									
Current YTD	36	104	166	230	300	376									
Previous YTD	51	110	183	252	327	397	397	397	397	397	397	397			
% Change YTD	-29.41%	-5.45%	-9.29%	-8.73%	-8.26%	-5.29%									



**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	13	12	16	10	10	10							71	1.71%	2.33%
\$ 50,000 - 59,999	9	8	11	15	10	6							59	1.03%	1.94%
\$ 60,000 - 69,999	10	22	18	16	12	13							91	2.22%	2.99%
\$ 70,000 - 79,999	18	17	19	20	26	21							121	3.59%	3.98%
\$ 80,000 - 89,999	16	10	19	20	24	20							109	3.42%	3.58%
\$ 90,000 - 99,999	16	20	20	21	30	17							124	2.91%	4.07%
\$ 100,000 - 119,999	29	48	39	42	46	53							257	9.06%	8.45%
\$ 120,000 - 139,999	49	42	77	62	70	73							373	12.48%	12.26%
\$ 140,000 - 159,999	42	40	61	70	69	67							349	11.45%	11.47%
\$ 160,000 - 179,999	41	32	46	38	74	47							278	8.03%	9.14%
\$ 180,000 - 199,999	30	28	37	43	35	52							225	8.89%	7.39%
\$ 200,000 - 249,999	30	50	70	58	100	88							396	15.04%	13.01%
\$ 250,000 - 299,999	22	27	42	41	55	44							231	7.52%	7.59%
\$ 300,000 - 349,999	12	19	28	27	40	24							150	4.10%	4.93%
\$ 350,000 - 399,999	9	9	13	20	17	18							86	3.08%	2.83%
\$ 400,000 - 499,999	9	5	9	10	16	19							68	3.25%	2.23%
\$ 500,000 - 599,999	1	3	5	6	4	5							24	0.85%	0.79%
\$ 600,000 - 699,999	1	0	3	3	0	5							12	0.85%	0.39%
\$ 700,000 - 799,999	1	1	0	4	0	0							6	0.00%	0.20%
\$ 800,000 - 899,999	1	0	0	0	2	1							4	0.17%	0.13%
\$ 900,000 - 999,999	0	0	0	0	1	0							1	0.00%	0.03%
\$ 1,000,000 - and over	1	0	1	2	2	2							8	0.34%	0.26%
Current Year	360	393	534	528	643	585							3,043		
Previous Year	356	363	524	535	583	581							2,942		
Change from last month		9.17%	35.88%	-1.12%	21.78%	-9.02%									
Change from last year	1.12%	8.26%	1.91%	-1.31%	10.29%	0.69%									
Current YTD	360	753	1,287	1,815	2,458	3,043									
Previous YTD	356	719	1,243	1,778	2,361	2,942	2,942	2,942	2,942	2,942	2,942	2,942			
% Change YTD	1.12%	4.73%	3.54%	2.08%	4.11%	3.43%									



**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	1							1	0.17%	0.03%
1	6	10	13	13	12	7							61	1.20%	2.00%
2	137	162	219	196	226	220							1,160	37.61%	38.12%
3	164	158	208	221	282	236							1,269	40.34%	41.70%
4	48	56	78	80	111	100							473	17.09%	15.54%
5	5	5	13	16	12	19							70	3.25%	2.30%
6+	0	2	3	2	0	2							9	0.34%	0.30%
Total	360	393	534	528	643	585	0	0	0	0	0	0	3,043	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	51	52	72	66	74	77							392	13.16%	12.88%
2	270	298	386	387	481	423							2,245	72.31%	73.78%
3	35	41	66	65	76	72							355	12.31%	11.67%
4	3	2	8	9	10	12							44	2.05%	1.45%
5	1	0	1	1	2	1							6	0.17%	0.20%
6+	0	0	1	0	0	0							1	0.00%	0.03%
Total	360	393	534	528	643	585	0	0	0	0	0	0	3,043	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	305	309	439	440	541	482							2,516	82.39%	82.68%
Condominium	27	57	52	53	47	58							294	9.91%	9.66%
Villa	16	15	31	23	28	20							133	3.42%	4.37%
Townhouse	9	11	10	11	23	18							82	3.08%	2.69%
Manufactured Home	3	1	2	1	3	6							16	1.03%	0.53%
Farm	0	0	0	0	1	1							2	0.17%	0.07%
Total	360	393	534	528	643	585	0	0	0	0	0	0	3,043	100.00%	100.00%



West Pasco Board 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	10	1.71%	40,140	36,400	91.00%	31	23	2.3
\$ 50,000 - 59,999	6	1.03%	56,750	54,933	97.00%	38	31	5.2
\$ 60,000 - 69,999	13	2.22%	69,291	65,376	94.00%	25	27	2.1
\$ 70,000 - 79,999	21	3.59%	78,524	74,117	94.00%	38	30	1.4
\$ 80,000 - 89,999	20	3.42%	88,475	84,145	95.00%	44	31	1.6
\$ 90,000 - 99,999	17	2.91%	97,994	95,348	97.00%	48	40	2.4
\$ 100,000 - 119,999	53	9.06%	115,193	111,939	97.00%	47	76	1.4
\$ 120,000 - 139,999	73	12.48%	132,884	130,040	98.00%	47	114	1.6
\$ 140,000 - 159,999	67	11.45%	155,313	149,952	97.00%	42	93	1.4
\$ 160,000 - 179,999	47	8.03%	172,351	168,177	98.00%	42	87	1.9
\$ 180,000 - 199,999	52	8.89%	192,203	189,306	98.00%	42	96	1.9
\$ 200,000 - 249,999	88	15.04%	228,712	221,671	97.00%	65	236	2.7
\$ 250,000 - 299,999	44	7.52%	283,242	276,389	98.00%	52	201	4.6
\$ 300,000 - 349,999	24	4.10%	336,330	325,704	97.00%	51	119	5.0
\$ 350,000 - 399,999	18	3.08%	379,849	369,078	97.00%	99	99	5.5
\$ 400,000 - 499,999	19	3.25%	458,658	443,237	97.00%	71	94	5.0
\$ 500,000 - 599,999	5	0.85%	564,958	547,938	97.00%	58	34	6.8
\$ 600,000 - 699,999	5	0.85%	676,770	637,000	94.00%	70	20	4.0
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		14	
\$ 800,000 - 899,999	1	0.17%	1,065,000	875,000	82.00%	161	13	13.0
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		5	
\$ 1,000,000 - and over	2	0.34%	1,290,000	1,230,000	95.00%	59	21	10.5
Totals	585	100.00%	200,172	193,904	97.00%	51	1,504	2.6

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 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	71	2.33%	57,083	34,103	60.00%	88	23	1.9
\$ 50,000 - 59,999	59	1.94%	58,414	54,946	94.00%	49	31	3.2
\$ 60,000 - 69,999	91	2.99%	68,575	64,755	94.00%	36	27	1.8
\$ 70,000 - 79,999	121	3.98%	77,514	74,401	96.00%	43	30	1.5
\$ 80,000 - 89,999	109	3.58%	88,168	84,496	96.00%	37	31	1.7
\$ 90,000 - 99,999	124	4.07%	98,982	94,593	96.00%	44	40	1.9
\$ 100,000 - 119,999	257	8.45%	115,466	110,982	96.00%	55	76	1.8
\$ 120,000 - 139,999	373	12.26%	132,894	129,289	97.00%	46	114	1.8
\$ 140,000 - 159,999	349	11.47%	154,204	149,664	97.00%	43	93	1.6
\$ 160,000 - 179,999	278	9.14%	173,225	169,389	98.00%	41	87	1.9
\$ 180,000 - 199,999	225	7.39%	194,475	188,937	97.00%	53	96	2.6
\$ 200,000 - 249,999	396	13.01%	228,572	222,431	97.00%	59	236	3.6
\$ 250,000 - 299,999	231	7.59%	279,908	273,031	98.00%	60	201	5.2
\$ 300,000 - 349,999	150	4.93%	329,784	320,319	97.00%	61	119	4.8
\$ 350,000 - 399,999	86	2.83%	383,650	371,950	97.00%	104	99	6.9
\$ 400,000 - 499,999	68	2.23%	457,311	439,714	96.00%	88	94	8.3
\$ 500,000 - 599,999	24	0.79%	574,637	544,193	95.00%	97	34	8.5
\$ 600,000 - 699,999	12	0.39%	682,879	657,075	96.00%	73	20	10.0
\$ 700,000 - 799,999	6	0.20%	758,667	728,333	96.00%	263	14	14.0
\$ 800,000 - 899,999	4	0.13%	935,975	856,000	91.00%	230	13	19.5
\$ 900,000 - 999,999	1	0.03%	1,019,000	950,000	93.00%	271	5	30.0
\$ 1,000,000 - and over	8	0.26%	1,964,000	1,756,563	89.00%	120	21	15.8
Totals	3,043	100.00%	192,482	185,642	96.00%	54	1,504	3.0

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

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
7/1/2014	379	132,408	126,002	95%	98	2,521	6.7
8/1/2014	379	130,907	124,124	95%	101	2,472	6.5
9/1/2014	403	127,899	121,781	95%	94	2,484	6.2
10/1/2014	416	130,988	124,359	95%	86	2,524	6.1
11/1/2014	347	129,274	123,404	95%	81	2,481	7.1
12/1/2014	431	136,079	129,871	95%	88	2,437	5.7
1/1/2015	327	120,626	114,318	95%	91	2,460	7.5
2/1/2015	385	127,549	120,765	95%	91	2,424	6.3
3/1/2015	450	123,976	118,751	96%	90	2,430	5.4
4/1/2015	476	138,198	132,992	96%	90	2,417	5.1
5/1/2015	463	133,958	128,564	96%	88	2,330	5.0
6/1/2015	510	146,558	140,410	96%	82	2,317	4.5
7/1/2015	493	139,678	134,106	96%	96	2,273	4.6
8/1/2015	474	143,821	136,938	95%	96	2,172	4.6
9/1/2015	440	150,184	144,291	96%	86	2,122	4.8
10/1/2015	429	136,438	130,649	96%	86	2,084	4.9
11/1/2015	400	128,858	123,468	96%	78	2,125	5.3
12/1/2015	443	136,538	132,149	97%	88	2,082	4.7
1/1/2016	356	138,858	134,158	97%	81	2,071	5.8
2/1/2016	419	137,839	130,781	95%	70	2,176	5.2
3/1/2016	542	143,809	139,068	97%	81	2,177	4.0
4/1/2016	538	154,904	149,229	96%	73	2,151	4.0
5/1/2016	508	156,843	151,792	97%	70	2,114	4.2
6/1/2016	556	169,971	164,394	97%	74	2,031	3.7
7/1/2016	512	166,495	160,084	96%	70	1,962	3.8
8/1/2016	482	163,464	158,843	97%	69	1,980	4.1
9/1/2016	484	162,231	156,788	97%	69	1,989	4.1
10/1/2016	443	164,831	159,747	97%	67	1,950	4.4
11/1/2016	407	169,649	162,985	96%	59	1,926	4.7
12/1/2016	432	162,281	155,681	96%	67	1,870	4.3
1/1/2017	356	158,562	151,311	95%	61	1,924	5.4
2/1/2017	363	168,892	160,578	95%	62	1,912	5.3
3/1/2017	524	159,829	153,679	96%	63	1,884	3.6
4/1/2017	535	175,129	168,388	96%	53	1,825	3.4
5/1/2017	583	178,717	171,759	96%	58	1,802	3.1
6/1/2017	581	185,281	178,540	96%	55	1,827	3.1
7/1/2017	497	186,563	180,915	97%	49	1,837	3.7
8/1/2017	509	179,666	172,921	96%	50	1,839	3.6
9/1/2017	409	194,885	188,455	97%	54	1,785	4.4
10/1/2017	415	177,235	171,007	96%	56	1,796	4.3
11/1/2017	448	181,701	172,700	95%	54	1,791	4.0
12/1/2017	484	190,160	182,987	96%	59	1,698	3.5
1/1/2018	360	178,027	171,857	97%	54	1,656	4.6
2/1/2018	393	175,136	167,636	96%	62	1,626	4.1
3/1/2018	534	196,325	187,962	96%	57	1,538	2.9
4/1/2018	528	197,762	190,811	96%	54	1,480	2.8
5/1/2018	643	196,653	190,679	97%	51	1,485	2.3
6/1/2018	585	200,172	193,904	97%	51	1,504	2.6

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

National Association of Realtors®

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Questions:

202-383-1276

Single-Family Units Number of Bedrooms

PRICE RANGE	2 or	3	4	Total
	less		or more	
\$ 1 - \$ 29,999	1	2		3
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999	1			1
\$ 50,000 - \$ 59,999	2			2
\$ 60,000 - \$ 69,999	3	1		4
\$ 70,000 - \$ 79,999	8	2		10
\$ 80,000 - \$ 89,999	9	1		10
\$ 90,000 - \$ 99,999	12	2	1	15
\$ 100,000 - \$ 119,999	36	9	2	47
\$ 120,000 - \$ 139,999	39	20		59
\$ 140,000 - \$ 159,999	21	35	6	62
\$ 160,000 - \$ 179,999	16	21	4	41
\$ 180,000 - \$ 199,999	5	36	9	50
\$ 200,000 - \$ 249,999	12	48	26	86
\$ 250,000 - \$ 299,999	1	18	19	38
\$ 300,000 - \$ 399,999	1	14	26	41
\$ 400,000 - \$ 499,999		2	16	18
\$ 500,000 - \$ 549,999		1	1	2
\$ 550,000 - \$ 599,999			3	3
\$ 600,000 - \$ 699,999		2	3	5
\$ 700,000 - \$ 799,999				
\$ 800,000 - \$ 899,999			1	1
\$ 900,000 - \$ 999,999				
\$ 1,000,000 - and over			2	2
Totals:	168	214	119	501

Condominium / Cooperative 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	4			4
\$ 50,000 - \$ 59,999	2	1		3
\$ 60,000 - \$ 69,999	7	1		8
\$ 70,000 - \$ 79,999	10	1		11
\$ 80,000 - \$ 89,999	9			9
\$ 90,000 - \$ 99,999	2			2
\$ 100,000 - \$ 119,999	6			6
\$ 120,000 - \$ 139,999	10	2		12
\$ 140,000 - \$ 159,999	3	1		4
\$ 160,000 - \$ 179,999	2	3		5
\$ 180,000 - \$ 199,999		2		2
\$ 200,000 - \$ 249,999			1	1
\$ 250,000 - \$ 299,999	2	4		6
\$ 300,000 - \$ 399,999		1		1
\$ 400,000 - \$ 499,999		1		1
\$ 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:	58	17	1	76

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
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1	
2	3
6	4
6	16
3	18
8	15
18	13
23	12
59	14
90	13
79	14
67	9
76	14
216	17
179	14
204	9
91	1
20	
9	1
18	1
13	1
13	
5	
18	1
1224	190

Sales Pending

(Under Contract)

Single-Family Listings	Condo/Co-op Listings
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During Month	During Month
1	1
3	1
	4
5	2
4	7
11	6
11	5
21	3
38	7
53	10
54	6
42	4
48	5
71	2
39	5
39	1
15	1
2	
1	
2	
1	
2	
464	70

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	275	40
31 - 60	77	21
61 - 90	58	6
91 - 120	30	2
121 - and over	61	7
Totals	501	76