



East Pasco Association 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	0	1	0	2	2	0	0	1					6	1.54%	1.44%
\$ 50,000 - 59,999	0	0	0	1	1	0	1	0					3	0.00%	0.72%
\$ 60,000 - 69,999	0	3	2	0	0	0	0	1					6	1.54%	1.44%
\$ 70,000 - 79,999	2	1	2	1	0	0	0	2					8	3.08%	1.91%
\$ 80,000 - 89,999	1	0	1	0	0	0	0	1					3	1.54%	0.72%
\$ 90,000 - 99,999	1	0	1	1	1	2	0	2					8	3.08%	1.91%
\$ 100,000 - 119,999	0	1	2	2	4	4	0	1					14	1.54%	3.35%
\$ 120,000 - 139,999	4	4	3	6	6	4	3	4					34	6.15%	8.13%
\$ 140,000 - 159,999	9	5	7	3	6	5	6	9					50	13.85%	11.96%
\$ 160,000 - 179,999	2	5	5	6	5	5	5	10					43	15.38%	10.29%
\$ 180,000 - 199,999	1	3	2	5	4	7	6	3					31	4.62%	7.42%
\$ 200,000 - 249,999	6	9	8	16	10	16	9	11					85	16.92%	20.33%
\$ 250,000 - 299,999	6	3	6	5	8	10	12	7					57	10.77%	13.64%
\$ 300,000 - 349,999	2	1	6	3	1	3	2	3					21	4.62%	5.02%
\$ 350,000 - 399,999	0	2	1	1	4	1	1	4					14	6.15%	3.35%
\$ 400,000 - 499,999	0	1	1	4	4	0	4	2					16	3.08%	3.83%
\$ 500,000 - 599,999	0	0	3	0	2	1	2	2					10	3.08%	2.39%
\$ 600,000 - 699,999	0	0	0	0	0	0	4	1					5	1.54%	1.20%
\$ 700,000 - 799,999	0	0	0	0	0	0	1	1					2	1.54%	0.48%
\$ 800,000 - 899,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	1	0	0	0	0					1	0.00%	0.24%
\$ 1,000,000 - and over	0	1	0	0	0	0	0	0					1	0.00%	0.24%
Current Year	34	40	50	57	58	58	56	65					418		
Previous Year	38	48	56	59	55	49	51	34					390		
Change from last month		17.65%	25.00%	14.00%	1.75%	0.00%	-3.45%	16.07%							
Change from last year	-10.53%	-16.67%	-10.71%	-3.39%	5.45%	18.37%	9.80%	91.18%							
Current YTD	34	74	124	181	239	297	353	418							
Previous YTD	38	86	142	201	256	305	356	390	390	390	390	390			
% Change YTD	-10.53%	-13.95%	-12.68%	-9.95%	-6.64%	-2.62%	-0.84%	7.18%							



East 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	0	0	0	0	1	1	0	1					3	50.00%	8.33%
\$ 50,000 - 59,999	0	0	1	0	1	0	0	0					2	0.00%	5.56%
\$ 60,000 - 69,999	2	0	0	0	0	1	2	0					5	0.00%	13.89%
\$ 70,000 - 79,999	0	1	2	0	0	0	0	0					3	0.00%	8.33%
\$ 80,000 - 89,999	0	0	1	0	1	0	0	0					2	0.00%	5.56%
\$ 90,000 - 99,999	0	0	1	0	1	0	0	0					2	0.00%	5.56%
\$ 100,000 - 119,999	0	2	1	0	0	0	1	0					4	0.00%	11.11%
\$ 120,000 - 139,999	1	0	0	0	1	1	1	1					5	50.00%	13.89%
\$ 140,000 - 159,999	0	0	1	0	1	0	0	0					2	0.00%	5.56%
\$ 160,000 - 179,999	0	0	1	0	0	0	0	0					1	0.00%	2.78%
\$ 180,000 - 199,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 200,000 - 249,999	0	1	0	1	1	0	3	0					6	0.00%	16.67%
\$ 250,000 - 299,999	0	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	0.00%	0.00%
\$ 350,000 - 399,999	0	0	0	0	1	0	0	0					1	0.00%	2.78%
\$ 400,000 - 499,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 500,000 - 599,999	0	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	0.00%	0.00%
\$ 700,000 - 799,999	0	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	0.00%	0.00%
\$ 900,000 - 999,999	0	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	0.00%	0.00%
Current Year	3	4	8	1	8	3	7	2					36		
Previous Year	1	5	4	4	7	4	5	4					34		
Change from last month		33.33%	100.00%	-87.50%	700.00%	-62.50%	133.33%	-71.43%							
Change from last year	200.00%	-20.00%	100.00%	-75.00%	14.29%	-25.00%	40.00%	-50.00%							
Current YTD	3	7	15	16	24	27	34	36							
Previous YTD	1	6	10	14	21	25	30	34	34	34	34	34			
% Change YTD	200.00%	16.67%	50.00%	14.29%	14.29%	8.00%	13.33%	5.88%							



East 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	0	1	0	2	3	3	1	3					13	4.17%	2.77%
\$ 50,000 - 59,999	0	0	1	1	2	0	2	1					7	1.39%	1.49%
\$ 60,000 - 69,999	2	3	2	0	0	2	2	2					13	2.78%	2.77%
\$ 70,000 - 79,999	2	2	4	1	0	1	0	3					13	4.17%	2.77%
\$ 80,000 - 89,999	1	0	2	0	1	0	0	1					5	1.39%	1.06%
\$ 90,000 - 99,999	1	0	2	1	2	2	0	2					10	2.78%	2.13%
\$ 100,000 - 119,999	0	3	3	2	4	4	1	1					18	1.39%	3.83%
\$ 120,000 - 139,999	5	4	3	6	7	5	4	5					39	6.94%	8.30%
\$ 140,000 - 159,999	9	5	8	3	8	5	7	10					55	13.89%	11.70%
\$ 160,000 - 179,999	2	5	7	6	5	5	6	10					46	13.89%	9.79%
\$ 180,000 - 199,999	1	3	2	5	4	7	6	3					31	4.17%	6.60%
\$ 200,000 - 249,999	6	10	8	17	11	17	12	11					92	15.28%	19.57%
\$ 250,000 - 299,999	6	3	6	5	8	10	12	7					57	9.72%	12.13%
\$ 300,000 - 349,999	2	1	6	3	1	3	2	3					21	4.17%	4.47%
\$ 350,000 - 399,999	0	2	1	1	5	1	1	4					15	5.56%	3.19%
\$ 400,000 - 499,999	0	1	1	4	4	0	4	2					16	2.78%	3.40%
\$ 500,000 - 599,999	0	0	3	0	2	1	2	2					10	2.78%	2.13%
\$ 600,000 - 699,999	0	0	0	0	0	0	4	1					5	1.39%	1.06%
\$ 700,000 - 799,999	0	0	0	0	0	0	1	1					2	1.39%	0.43%
\$ 800,000 - 899,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	1	0	0	0	0					1	0.00%	0.21%
\$ 1,000,000 - and over	0	1	0	0	0	0	0	0					1	0.00%	0.21%
Current Year	37	44	59	58	67	66	67	72					470		
Previous Year	39	53	61	64	63	54	56	38					428		
Change from last month		18.92%	34.09%	-1.69%	15.52%	-1.49%	1.52%	7.46%							
Change from last year	-5.13%	-16.98%	-3.28%	-9.38%	6.35%	22.22%	19.64%	89.47%							
Current YTD	37	81	140	198	265	331	398	470							
Previous YTD	39	92	153	217	280	334	390	428	428	428	428	428			
% Change YTD	-5.13%	-11.96%	-8.50%	-8.76%	-5.36%	-0.90%	2.05%	9.81%							



East 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	1	0	0	0	0	0	0					1	0.00%	0.21%
1	0	0	0	0	2	0	0	1					3	1.39%	0.64%
2	10	9	16	13	15	17	17	23					120	31.94%	25.53%
3	21	23	30	35	34	29	26	32					230	44.44%	48.94%
4	6	9	9	7	15	17	15	12					90	16.67%	19.15%
5	0	1	3	1	1	3	8	3					20	4.17%	4.26%
6+	0	1	1	2	0	0	1	1					6	1.39%	1.28%
Total	37	44	59	58	67	66	67	72	0	0	0	0	470	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	6	10	9	9	9	6	8	9					66	12.50%	14.04%
2	27	29	42	42	50	50	41	53					334	73.61%	71.06%
3	2	4	5	5	6	9	14	8					53	11.11%	11.28%
4	2	0	3	1	2	1	4	1					14	1.39%	2.98%
5	0	0	0	1	0	0	0	1					2	1.39%	0.43%
6+	0	1	0	0	0	0	0	0					1	0.00%	0.21%
Total	37	44	59	58	67	66	67	72	0	0	0	0	470	100.00%	100.00%



East 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	25	38	46	54	51	50	53	57					374	79.17%	79.57%
Villa	9	2	4	3	7	8	3	8					44	11.11%	9.36%
Condominium	3	2	5	0	6	2	4	2					24	2.78%	5.11%
Manufactured Home	0	0	1	0	1	4	4	5					15	6.94%	3.19%
Townhouse	0	2	3	1	2	1	3	0					12	0.00%	2.55%
1/2 Duplex	0	0	0	0	0	1	0	0					1	0.00%	0.21%
Total	37	44	59	58	67	66	67	72	0	0	0	0	470	100.00%	100.00%



East Pasco Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - August 1 to August 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	3	4.17%	43,133	38,900	90.00%	55	4	1.3
\$ 50,000 - 59,999	1	1.39%	69,500	51,000	73.00%	44	1	1.0
\$ 60,000 - 69,999	2	2.78%	72,000	65,250	91.00%	32	4	2.0
\$ 70,000 - 79,999	3	4.17%	79,900	74,833	94.00%	40	5	1.7
\$ 80,000 - 89,999	1	1.39%	93,500	88,500	95.00%	15	4	4.0
\$ 90,000 - 99,999	2	2.78%	98,200	93,000	95.00%	56	2	1.0
\$ 100,000 - 119,999	1	1.39%	129,000	114,000	88.00%	29	6	6.0
\$ 120,000 - 139,999	5	6.94%	137,735	122,300	89.00%	151	10	2.0
\$ 140,000 - 159,999	10	13.89%	154,470	153,206	99.00%	87	6	0.6
\$ 160,000 - 179,999	10	13.89%	173,100	168,530	97.00%	59	15	1.5
\$ 180,000 - 199,999	3	4.17%	188,133	189,000	100.00%	10	14	4.7
\$ 200,000 - 249,999	11	15.28%	233,785	229,948	98.00%	47	20	1.8
\$ 250,000 - 299,999	7	9.72%	282,315	275,287	98.00%	43	30	4.3
\$ 300,000 - 349,999	3	4.17%	317,820	315,000	99.00%	27	15	5.0
\$ 350,000 - 399,999	4	5.56%	370,193	376,500	102.00%	64	4	1.0
\$ 400,000 - 499,999	2	2.78%	432,950	422,500	98.00%	24	11	5.5
\$ 500,000 - 599,999	2	2.78%	604,450	582,500	96.00%	143	6	3.0
\$ 600,000 - 699,999	1	1.39%	639,000	627,000	98.00%	99	8	8.0
\$ 700,000 - 799,999	1	1.39%	750,000	700,000	93.00%	41	3	3.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		3	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		0	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		4	
Totals	72	100.00%	221,891	215,993	97.00%	62	175	2.4

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.



East Pasco Association of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to August 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	13	2.77%	41,892	36,131	86.00%	53	4	2.5
\$ 50,000 - 59,999	7	1.49%	69,157	53,643	78.00%	22	1	1.1
\$ 60,000 - 69,999	13	2.77%	67,500	64,154	95.00%	61	4	2.5
\$ 70,000 - 79,999	13	2.77%	77,623	75,112	97.00%	33	5	3.1
\$ 80,000 - 89,999	5	1.06%	86,860	84,900	98.00%	40	4	6.4
\$ 90,000 - 99,999	10	2.13%	100,580	95,186	95.00%	411	2	1.6
\$ 100,000 - 119,999	18	3.83%	113,206	110,052	97.00%	48	6	2.7
\$ 120,000 - 139,999	39	8.30%	133,520	129,056	97.00%	49	10	2.1
\$ 140,000 - 159,999	55	11.70%	156,246	151,277	97.00%	51	6	0.9
\$ 160,000 - 179,999	46	9.79%	171,585	168,152	98.00%	52	15	2.6
\$ 180,000 - 199,999	31	6.60%	192,277	191,181	99.00%	44	14	3.6
\$ 200,000 - 249,999	92	19.57%	229,191	224,084	98.00%	70	20	1.7
\$ 250,000 - 299,999	57	12.13%	280,093	272,702	97.00%	74	30	4.2
\$ 300,000 - 349,999	21	4.47%	331,713	320,900	97.00%	77	15	5.7
\$ 350,000 - 399,999	15	3.19%	382,888	377,500	99.00%	58	4	2.1
\$ 400,000 - 499,999	16	3.40%	467,444	446,781	96.00%	109	11	5.5
\$ 500,000 - 599,999	10	2.13%	581,380	551,000	95.00%	115	6	4.8
\$ 600,000 - 699,999	5	1.06%	662,740	639,500	96.00%	96	8	12.8
\$ 700,000 - 799,999	2	0.43%	774,950	705,000	91.00%	132	3	12.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		3	
\$ 900,000 - 999,999	1	0.21%	1,399,900	959,000	69.00%	70	0	0.0
\$ 1,000,000 - and over	1	0.21%	1,299,000	1,150,000	89.00%	323	4	32.0
Totals	470	100.00%	222,687	214,817	96.00%	70	175	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.



East 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
9/1/2014	47	142,709	135,409	95%	72	351	7.5
10/1/2014	61	141,789	131,713	93%	101	352	5.8
11/1/2014	43	159,060	148,370	93%	128	332	7.7
12/1/2014	52	163,408	156,463	96%	103	307	5.9
1/1/2015	41	129,997	122,626	94%	98	308	7.5
2/1/2015	43	155,801	150,121	96%	119	307	7.1
3/1/2015	56	189,360	176,626	93%	128	305	5.4
4/1/2015	41	150,976	146,170	97%	53	303	7.4
5/1/2015	52	184,724	175,023	95%	116	298	5.7
6/1/2015	55	208,256	198,956	96%	83	297	5.4
7/1/2015	51	199,722	187,086	94%	76	309	6.1
8/1/2015	54	153,950	148,428	96%	108	296	5.5
9/1/2015	50	180,308	173,687	96%	106	295	5.9
10/1/2015	44	161,013	147,099	91%	77	284	6.5
11/1/2015	43	189,750	178,330	94%	92	295	6.9
12/1/2015	45	185,078	177,714	96%	66	276	6.1
1/1/2016	47	195,430	181,502	93%	98	248	5.3
2/1/2016	45	161,001	154,943	96%	82	237	5.3
3/1/2016	62	186,947	175,397	94%	92	222	3.6
4/1/2016	71	171,677	164,800	96%	59	200	2.8
5/1/2016	61	191,154	183,392	96%	83	199	3.3
6/1/2016	42	202,983	197,502	97%	76	206	4.9
7/1/2016	39	180,351	171,854	95%	47	211	5.4
8/1/2016	49	201,869	196,374	97%	52	213	4.3
9/1/2016	57	179,953	172,722	96%	87	218	3.8
10/1/2016	38	181,218	176,421	97%	74	232	6.1
11/1/2016	54	184,411	174,564	95%	71	226	4.2
12/1/2016	52	179,029	171,674	96%	68	228	4.4
1/1/2017	39	166,249	154,795	93%	59	208	5.3
2/1/2017	53	172,924	166,151	96%	65	200	3.8
3/1/2017	61	203,449	196,752	97%	61	207	3.4
4/1/2017	64	219,338	213,774	97%	56	196	3.1
5/1/2017	63	183,203	178,977	98%	58	191	3.0
6/1/2017	54	192,026	187,627	98%	63	204	3.8
7/1/2017	56	191,744	187,493	98%	74	222	4.0
8/1/2017	38	200,279	196,072	98%	41	218	5.7
9/1/2017	43	195,416	171,664	88%	120	235	5.5
10/1/2017	54	211,385	205,648	97%	53	226	4.2
11/1/2017	49	202,561	188,714	93%	58	214	4.4
12/1/2017	70	250,816	237,970	95%	70	195	2.8
1/1/2018	37	184,689	178,000	96%	62	210	5.7
2/1/2018	44	214,893	205,739	96%	60	188	4.3
3/1/2018	59	209,782	203,493	97%	51	191	3.2
4/1/2018	58	240,689	224,517	93%	75	194	3.3
5/1/2018	67	219,396	213,016	97%	123	182	2.7
6/1/2018	66	202,134	197,815	98%	57	195	3.0
7/1/2018	67	268,964	259,973	97%	62	196	2.9
8/1/2018	72	221,891	215,993	97%	62	175	2.4

Board/Association: East Pasco

State: FL

Month: August

Year: 2018

National Association of Realtors®
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Single-Family Units
Number of Bedrooms

PRICE RANGE	2 or less	3	4 or more	Total
\$ 1 - \$ 29,999				
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999				
\$ 60,000 - \$ 69,999		1		1
\$ 70,000 - \$ 79,999	2			2
\$ 80,000 - \$ 89,999	1			1
\$ 90,000 - \$ 99,999	1	1		2
\$ 100,000 - \$ 119,999	1			1
\$ 120,000 - \$ 139,999	2	1	1	4
\$ 140,000 - \$ 159,999	4	5		9
\$ 160,000 - \$ 179,999	4	6		10
\$ 180,000 - \$ 199,999	1	2		3
\$ 200,000 - \$ 249,999	1	3	7	11
\$ 250,000 - \$ 299,999	1	2	4	7
\$ 300,000 - \$ 399,999		6	1	7
\$ 400,000 - \$ 499,999		2		2
\$ 500,000 - \$ 549,999				
\$ 550,000 - \$ 599,999			2	2
\$ 600,000 - \$ 699,999			1	1
\$ 700,000 - \$ 799,999		1		1
\$ 800,000 - \$ 899,999				
\$ 900,000 - \$ 999,999				
\$ 1,000,000 - and over				
Totals:	19	30	16	65

Condominium / Cooperative Units

Number of Bedrooms

[illegible]

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
1	
3	
1	2
	1
3	1
2	
4	2
6	2
6	
13	1
9	1
18	
29	
16	1
11	
2	
4	
4	3
3	
3	
4	
142	14

Sales Pending

(Under Contract)

Single-Family Listings During Month	Condo/Co-op Listings During Month
1	
1	
1	
1	
7	1
9	1
7	1
4	
13	
12	
9	
2	
1	
68	3

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	32	
31 - 60	15	1
61 - 90	3	
91 - 120	4	
121 - and over	11	1
Totals	65	2