



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	1				7	2.13%	1.51%
\$ 50,000 - 59,999	0	0	0	1	1	0	1	0	0				3	0.00%	0.65%
\$ 60,000 - 69,999	0	3	2	0	0	0	0	1	0				6	0.00%	1.29%
\$ 70,000 - 79,999	2	1	2	1	0	0	0	2	0				8	0.00%	1.72%
\$ 80,000 - 89,999	1	0	1	0	0	0	0	1	1				4	2.13%	0.86%
\$ 90,000 - 99,999	1	0	1	1	1	2	0	2	0				8	0.00%	1.72%
\$ 100,000 - 119,999	0	1	2	2	4	4	0	1	1				15	2.13%	3.23%
\$ 120,000 - 139,999	4	4	3	6	6	4	3	4	4				38	8.51%	8.17%
\$ 140,000 - 159,999	9	5	7	3	6	5	6	9	2				52	4.26%	11.18%
\$ 160,000 - 179,999	2	5	5	6	5	5	5	10	7				50	14.89%	10.75%
\$ 180,000 - 199,999	1	3	2	5	4	7	6	3	4				35	8.51%	7.53%
\$ 200,000 - 249,999	6	9	8	16	10	16	9	11	9				94	19.15%	20.22%
\$ 250,000 - 299,999	6	3	6	5	8	10	12	7	9				66	19.15%	14.19%
\$ 300,000 - 349,999	2	1	6	3	1	3	2	3	4				25	8.51%	5.38%
\$ 350,000 - 399,999	0	2	1	1	4	1	1	4	4				18	8.51%	3.87%
\$ 400,000 - 499,999	0	1	1	4	4	0	4	2	0				16	0.00%	3.44%
\$ 500,000 - 599,999	0	0	3	0	2	1	2	2	0				10	0.00%	2.15%
\$ 600,000 - 699,999	0	0	0	0	0	0	4	1	0				5	0.00%	1.08%
\$ 700,000 - 799,999	0	0	0	0	0	0	1	1	1				3	2.13%	0.65%
\$ 800,000 - 899,999	0	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	0				1	0.00%	0.22%
\$ 1,000,000 - and over	0	1	0	0	0	0	0	0	0				1	0.00%	0.22%
Current Year	34	40	50	57	58	58	56	65	47				465		
Previous Year	38	48	56	59	55	49	51	34	37				427		
Change from last month		17.65%	25.00%	14.00%	1.75%	0.00%	-3.45%	16.07%	-27.69%						
Change from last year	-10.53%	-16.67%	-10.71%	-3.39%	5.45%	18.37%	9.80%	91.18%	27.03%						
Current YTD	34	74	124	181	239	297	353	418	465						
Previous YTD	38	86	142	201	256	305	356	390	427	427	427	427			
% Change YTD	-10.53%	-13.95%	-12.68%	-9.95%	-6.64%	-2.62%	-0.84%	7.18%	8.90%						



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	0				3	0.00%	7.50%
\$ 50,000 - 59,999	0	0	1	0	1	0	0	0	0				2	0.00%	5.00%
\$ 60,000 - 69,999	2	0	0	0	0	1	2	0	0				5	0.00%	12.50%
\$ 70,000 - 79,999	0	1	2	0	0	0	0	0	1				4	25.00%	10.00%
\$ 80,000 - 89,999	0	0	1	0	1	0	0	0	0				2	0.00%	5.00%
\$ 90,000 - 99,999	0	0	1	0	1	0	0	0	0				2	0.00%	5.00%
\$ 100,000 - 119,999	0	2	1	0	0	0	1	0	0				4	0.00%	10.00%
\$ 120,000 - 139,999	1	0	0	0	1	1	1	1	2				7	50.00%	17.50%
\$ 140,000 - 159,999	0	0	1	0	1	0	0	0	0				2	0.00%	5.00%
\$ 160,000 - 179,999	0	0	1	0	0	0	0	0	1				2	25.00%	5.00%
\$ 180,000 - 199,999	0	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	0				6	0.00%	15.00%
\$ 250,000 - 299,999	0	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	0.00%	0.00%
\$ 350,000 - 399,999	0	0	0	0	1	0	0	0	0				1	0.00%	2.50%
\$ 400,000 - 499,999	0	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	0.00%	0.00%
\$ 600,000 - 699,999	0	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	0.00%	0.00%
\$ 800,000 - 899,999	0	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	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
Current Year	3	4	8	1	8	3	7	2	4				40		
Previous Year	1	5	4	4	7	4	5	4	6				40		
Change from last month		33.33%	100.00%	-87.50%	700.00%	-62.50%	133.33%	-71.43%	100.00%						
Change from last year	200.00%	-20.00%	100.00%	-75.00%	14.29%	-25.00%	40.00%	-50.00%	-33.33%						
Current YTD	3	7	15	16	24	27	34	36	40						
Previous YTD	1	6	10	14	21	25	30	34	40	40	40	40			
% Change YTD	200.00%	16.67%	50.00%	14.29%	14.29%	8.00%	13.33%	5.88%	0.00%						



East Pasco Association of Realtors®
Multiple Listing One Month Sales and Inventory Report - September 1 to September 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	2	3.64%	31,250	26,500	85.00%	4	3	1.5
\$ 50,000 - 59,999	1	1.82%	99,000	55,000	56.00%	58	2	2.0
\$ 60,000 - 69,999	0	0.00%	0	0	0.00%		2	
\$ 70,000 - 79,999	1	1.82%	86,000	76,500	89.00%	24	3	3.0
\$ 80,000 - 89,999	3	5.45%	84,933	85,500	101.00%	3	5	1.7
\$ 90,000 - 99,999	0	0.00%	0	0	0.00%		1	
\$ 100,000 - 119,999	1	1.82%	119,900	117,000	98.00%	113	6	6.0
\$ 120,000 - 139,999	6	10.91%	134,050	130,500	97.00%	63	9	1.5
\$ 140,000 - 159,999	2	3.64%	210,000	154,000	73.00%	141	9	4.5
\$ 160,000 - 179,999	8	14.55%	170,513	171,863	101.00%	15	13	1.6
\$ 180,000 - 199,999	4	7.27%	195,325	191,000	98.00%	18	16	4.0
\$ 200,000 - 249,999	9	16.36%	221,944	218,367	98.00%	28	20	2.2
\$ 250,000 - 299,999	9	16.36%	269,342	264,422	98.00%	102	20	2.2
\$ 300,000 - 349,999	4	7.27%	307,175	308,111	100.00%	97	15	3.8
\$ 350,000 - 399,999	4	7.27%	380,028	375,500	99.00%	61	7	1.8
\$ 400,000 - 499,999	0	0.00%	0	0	0.00%		10	
\$ 500,000 - 599,999	0	0.00%	0	0	0.00%		5	
\$ 600,000 - 699,999	0	0.00%	0	0	0.00%		7	
\$ 700,000 - 799,999	1	1.82%	799,000	715,000	89.00%	293	4	4.0
\$ 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	55	100.00%	217,478	210,590	97.00%	57	164	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®
Multiple Listing YTD Sales and Inventory Report - January 1 to September 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	15	2.86%	40,473	34,847	86.00%	47	3	1.8
\$ 50,000 - 59,999	8	1.52%	72,888	53,813	74.00%	27	2	2.3
\$ 60,000 - 69,999	13	2.48%	67,500	64,154	95.00%	61	2	1.4
\$ 70,000 - 79,999	14	2.67%	78,221	75,211	96.00%	32	3	1.9
\$ 80,000 - 89,999	8	1.52%	86,138	85,125	99.00%	26	5	5.6
\$ 90,000 - 99,999	10	1.90%	100,580	95,186	95.00%	411	1	0.9
\$ 100,000 - 119,999	19	3.62%	113,558	110,418	97.00%	52	6	2.8
\$ 120,000 - 139,999	45	8.57%	133,591	129,248	97.00%	51	9	1.8
\$ 140,000 - 159,999	57	10.86%	158,132	151,373	96.00%	54	9	1.4
\$ 160,000 - 179,999	54	10.29%	171,426	168,702	98.00%	47	13	2.2
\$ 180,000 - 199,999	35	6.67%	192,626	191,160	99.00%	41	16	4.1
\$ 200,000 - 249,999	101	19.24%	228,545	223,574	98.00%	66	20	1.8
\$ 250,000 - 299,999	66	12.57%	278,627	271,573	97.00%	78	20	2.7
\$ 300,000 - 349,999	25	4.76%	327,787	318,854	97.00%	80	15	5.4
\$ 350,000 - 399,999	19	3.62%	382,286	377,079	99.00%	58	7	3.3
\$ 400,000 - 499,999	16	3.05%	467,444	446,781	96.00%	109	10	5.6
\$ 500,000 - 599,999	10	1.90%	581,380	551,000	95.00%	115	5	4.5
\$ 600,000 - 699,999	5	0.95%	662,740	639,500	96.00%	96	7	12.6
\$ 700,000 - 799,999	3	0.57%	782,967	708,333	90.00%	185	4	12.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		3	
\$ 900,000 - 999,999	1	0.19%	1,399,900	959,000	69.00%	70	0	0.0
\$ 1,000,000 - and over	1	0.19%	1,299,000	1,150,000	89.00%	323	4	36.0
Totals	525	100.00%	222,141	214,374	97.00%	69	164	2.8

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
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	195	2.9
8/1/2018	72	221,891	215,993	97%	62	181	2.5
9/1/2018	55	217,478	210,590	97%	57	164	3.0

Board/Association: East Pasco

State: FL

Month: September

Year: 2018

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Single-Family Units Number of Bedrooms

PRICE RANGE	2 or less	3	4	Total
\$ 1 - \$ 29,999	1			1
\$ 30,000 - \$ 39,999				
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999				
\$ 60,000 - \$ 69,999				
\$ 70,000 - \$ 79,999				
\$ 80,000 - \$ 89,999		1		1
\$ 90,000 - \$ 99,999				
\$ 100,000 - \$ 119,999	1			1
\$ 120,000 - \$ 139,999	2	2		4
\$ 140,000 - \$ 159,999	1	1		2
\$ 160,000 - \$ 179,999	2	4	1	7
\$ 180,000 - \$ 199,999	1		3	4
\$ 200,000 - \$ 249,999		4	5	9
\$ 250,000 - \$ 299,999	1	3	5	9
\$ 300,000 - \$ 399,999		1	7	8
\$ 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:	9	16	22	47

Condominium / Cooperative Units

Number of Bedrooms

[illegible]

Active Listings

(Unsold Homes)

Single-Family Listings

Condo/Co-op Listings

2	
1	
	2
1	
4	1
1	
3	2
6	3
9	
10	2
12	1
18	1
20	
19	1
10	
1	
3	1
4	2
4	
3	
4	
135	16

Sales Pending

(Under Contract)

Single-Family Listings

Condo/Co-op Listings

During Month

During Month

[illegible]

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	23	4
31 - 60	8	
61 - 90	6	
91 - 120	1	
121 - and over	9	
Totals	47	4