



**Central 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	0	0	0	1	0	0	2	1	1	0		5	0.00%	0.76%
\$ 50,000 - 59,999	1	1	0	0	0	0	0	1	0	0	0		3	0.00%	0.45%
\$ 60,000 - 69,999	0	1	1	0	0	0	0	0	1	0	0		3	0.00%	0.45%
\$ 70,000 - 79,999	2	0	0	0	0	1	0	0	3	0	0		6	0.00%	0.91%
\$ 80,000 - 89,999	1	0	0	1	3	0	0	2	1	2	0		10	0.00%	1.51%
\$ 90,000 - 99,999	2	1	0	1	3	3	2	1	1	0	1		15	2.33%	2.27%
\$ 100,000 - 119,999	1	3	3	2	5	3	3	3	0	0	6		29	13.95%	4.39%
\$ 120,000 - 139,999	5	3	4	3	6	0	2	4	3	2	2		34	4.65%	5.14%
\$ 140,000 - 159,999	1	1	4	6	3	4	4	3	5	0	2		33	4.65%	4.99%
\$ 160,000 - 179,999	3	1	4	3	8	8	7	14	9	4	3		64	6.98%	9.68%
\$ 180,000 - 199,999	6	3	5	8	5	3	4	6	5	9	4		58	9.30%	8.77%
\$ 200,000 - 249,999	5	13	19	14	15	22	14	15	14	16	12		159	27.91%	24.05%
\$ 250,000 - 299,999	3	5	6	12	14	14	13	13	10	9	6		105	13.95%	15.89%
\$ 300,000 - 349,999	4	6	6	4	7	4	4	6	2	8	1		52	2.33%	7.87%
\$ 350,000 - 399,999	1	3	2	3	6	7	7	4	3	3	2		41	4.65%	6.20%
\$ 400,000 - 499,999	1	0	0	4	7	3	1	2	3	3	2		26	4.65%	3.93%
\$ 500,000 - 599,999	0	0	2	2	0	1	0	1	2	0	2		10	4.65%	1.51%
\$ 600,000 - 699,999	0	0	0	0	3	1	0	1	0	1	0		6	0.00%	0.91%
\$ 700,000 - 799,999	0	0	0	0	0	0	0	0	0	1	0		1	0.00%	0.15%
\$ 800,000 - 899,999	0	0	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	1	0		1	0.00%	0.15%
\$ 1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0		0	0.00%	0.00%
Current Year	36	41	56	63	86	74	61	78	63	60	43		661		
Previous Year	28	19	52	53	56	61	56	56	55	46	49		531		
Change from last month		13.89%	36.59%	12.50%	36.51%	-13.95%	-17.57%	27.87%	-19.23%	-4.76%	-28.33%				
Change from last year	28.57%	115.79%	7.69%	18.87%	53.57%	21.31%	8.93%	39.29%	14.55%	30.43%	-12.24%				
Current YTD	36	77	133	196	282	356	417	495	558	618	661				
Previous YTD	28	47	99	152	208	269	325	381	436	482	531	531			
% Change YTD	28.57%	63.83%	34.34%	28.95%	35.58%	32.34%	28.31%	29.92%	27.98%	28.22%	24.48%				



**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	0	0	0	0		3	0.00%	3.03%
\$ 50,000 - 59,999	0	0	1	0	0	0	1	2	0	2	0		6	0.00%	6.06%
\$ 60,000 - 69,999	1	1	1	2	1	1	0	2	0	0	0		9	0.00%	9.09%
\$ 70,000 - 79,999	1	1	1	2	0	0	0	0	1	1	0		7	0.00%	7.07%
\$ 80,000 - 89,999	0	1	0	1	0	0	1	0	1	0	1		5	8.33%	5.05%
\$ 90,000 - 99,999	0	0	1	0	0	0	1	0	0	0	0		2	0.00%	2.02%
\$ 100,000 - 119,999	0	0	0	0	0	0	0	3	1	1	2		7	16.67%	7.07%
\$ 120,000 - 139,999	0	2	1	3	0	1	0	1	0	1	1		10	8.33%	10.10%
\$ 140,000 - 159,999	2	2	1	0	1	3	2	1	2	1	1		16	8.33%	16.16%
\$ 160,000 - 179,999	0	0	1	1	3	2	3	2	0	0	2		14	16.67%	14.14%
\$ 180,000 - 199,999	1	0	1	1	0	0	1	0	0	1	2		7	16.67%	7.07%
\$ 200,000 - 249,999	0	0	1	2	1	0	1	1	0	1	2		9	16.67%	9.09%
\$ 250,000 - 299,999	0	0	0	0	0	0	0	1	1	0	1		3	8.33%	3.03%
\$ 300,000 - 349,999	0	0	0	0	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	0	0		0	0.00%	0.00%
\$ 400,000 - 499,999	0	0	1	0	0	0	0	0	0	0	0		1	0.00%	1.01%
\$ 500,000 - 599,999	0	0	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		0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	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		0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	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		0	0.00%	0.00%
Current Year	6	7	10	12	7	7	11	13	6	8	12		99		
Previous Year	3	5	9	13	10	13	11	11	7	11	5		98		
Change from last month		16.67%	42.86%	20.00%	-41.67%	0.00%	57.14%	18.18%	-53.85%	33.33%	50.00%				
Change from last year	100.00%	40.00%	11.11%	-7.69%	-30.00%	-46.15%	0.00%	18.18%	-14.29%	-27.27%	140.00%				
Current YTD	6	13	23	35	42	49	60	73	79	87	99				
Previous YTD	3	8	17	30	40	53	64	75	82	93	98	98			
% Change YTD	100.00%	62.50%	35.29%	16.67%	5.00%	-7.55%	-6.25%	-2.67%	-3.66%	-6.45%	1.02%				



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	2	3	1	1		12	1.72%	1.55%
\$ 50,000 - 59,999	1	1	1	0	0	0	1	3	0	2	0		9	0.00%	1.16%
\$ 60,000 - 69,999	1	2	2	2	1	1	0	3	1	0	0		13	0.00%	1.68%
\$ 70,000 - 79,999	3	1	1	2	1	1	0	0	4	1	0		14	0.00%	1.81%
\$ 80,000 - 89,999	1	1	0	2	3	0	1	2	2	2	1		15	1.72%	1.94%
\$ 90,000 - 99,999	2	1	1	1	4	3	3	1	1	0	1		18	1.72%	2.33%
\$ 100,000 - 119,999	1	3	3	2	5	3	3	6	1	1	8		36	13.79%	4.66%
\$ 120,000 - 139,999	5	5	5	6	6	1	2	5	3	3	3		44	5.17%	5.69%
\$ 140,000 - 159,999	3	3	6	6	4	7	7	5	7	1	3		52	5.17%	6.73%
\$ 160,000 - 179,999	3	1	5	4	11	10	10	16	9	4	6		79	10.34%	10.22%
\$ 180,000 - 199,999	7	3	6	9	5	3	6	6	5	10	6		66	10.34%	8.54%
\$ 200,000 - 249,999	5	13	20	16	16	22	15	16	14	17	15		169	25.86%	21.86%
\$ 250,000 - 299,999	3	5	6	12	14	14	13	14	11	9	7		108	12.07%	13.97%
\$ 300,000 - 349,999	4	6	6	4	7	4	4	6	2	8	1		52	1.72%	6.73%
\$ 350,000 - 399,999	1	3	2	3	6	7	7	4	3	3	2		41	3.45%	5.30%
\$ 400,000 - 499,999	1	0	1	4	7	3	1	2	3	3	2		27	3.45%	3.49%
\$ 500,000 - 599,999	0	0	2	2	0	1	0	1	2	0	2		10	3.45%	1.29%
\$ 600,000 - 699,999	0	0	0	0	3	1	0	1	0	1	0		6	0.00%	0.78%
\$ 700,000 - 799,999	0	0	0	0	0	0	0	0	0	1	0		1	0.00%	0.13%
\$ 800,000 - 899,999	0	0	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	1	0		1	0.00%	0.13%
\$ 1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0		0	0.00%	0.00%
Current Year	42	48	67	75	96	81	74	93	71	68	58		773		
Previous Year	31	25	61	66	66	75	67	67	63	57	55		633		
Change from last month		14.29%	39.58%	11.94%	28.00%	-15.63%	-8.64%	25.68%	-23.66%	-4.23%	-14.71%				
Change from last year	35.48%	92.00%	9.84%	13.64%	45.45%	8.00%	10.45%	38.81%	12.70%	19.30%	5.45%				
Current YTD	42	90	157	232	328	409	483	576	647	715	773				
Previous YTD	31	56	117	183	249	324	391	458	521	578	633	633			
% Change YTD	35.48%	60.71%	34.19%	26.78%	31.73%	26.23%	23.53%	25.76%	24.18%	23.70%	22.12%				



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	1	0	0	0		1	0.00%	0.13%
1	0	1	2	1	3	1	2	4	1	1	1		17	1.72%	2.20%
2	11	11	15	18	22	18	16	30	15	8	16		180	27.59%	23.29%
3	21	23	34	38	35	35	35	37	35	35	25		353	43.10%	45.67%
4	8	11	14	14	30	23	14	17	17	19	14		181	24.14%	23.42%
5	1	2	2	3	6	4	7	4	3	4	2		38	3.45%	4.92%
6+	1	0	0	1	0	0	0	0	0	1	0		3	0.00%	0.39%
Total	42	48	67	75	96	81	74	93	71	68	58	0	773	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	5	14	9	9	17	8	4	4		89	6.90%	11.51%
2	26	34	52	60	58	57	51	58	49	49	48		542	82.76%	70.12%
3	7	11	6	9	20	15	11	15	13	12	6		125	10.34%	16.17%
4	1	0	1	1	4	0	3	3	1	3	0		17	0.00%	2.20%
5	0	0	0	0	0	0	0	0	0	0	0		0	0.00%	0.00%
6+	0	0	0	0	0	0	0	0	0	0	0		0	0.00%	0.00%
Total	42	48	67	75	96	81	74	93	71	68	58	0	773	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	73	63	59	39		641	67.24%	82.92%
Condominium	4	4	5	6	5	4	7	7	6	4	7		59	12.07%	7.63%
Townhouse	2	3	5	6	2	3	4	6	0	4	5		40	8.62%	5.17%
Villa	2	0	3	1	3	1	0	5	0	1	4		20	6.90%	2.59%
Manufactured Home	0	0	0	0	3	0	2	2	2	0	3		12	5.17%	1.55%
1/2 Duplex	0	0	1	0	0	0	0	0	0	0	0		1	0.00%	0.13%
Total	42	48	67	75	96	81	74	93	71	68	58	0	773	100.00%	100.00%



Central Pasco Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - November 1 to November 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	1	1.72%	44,900	45,000	100.00%	28	0	0.0
\$ 50,000 - 59,999	0	0.00%	0	0	0.00%		4	
\$ 60,000 - 69,999	0	0.00%	0	0	0.00%		2	
\$ 70,000 - 79,999	0	0.00%	0	0	0.00%		0	
\$ 80,000 - 89,999	1	1.72%	85,000	80,000	94.00%	16	2	2.0
\$ 90,000 - 99,999	1	1.72%	109,000	99,000	91.00%	11	3	3.0
\$ 100,000 - 119,999	8	13.79%	115,837	110,800	96.00%	45	4	0.5
\$ 120,000 - 139,999	3	5.17%	142,300	133,133	94.00%	18	11	3.7
\$ 140,000 - 159,999	3	5.17%	150,733	146,600	97.00%	25	5	1.7
\$ 160,000 - 179,999	6	10.34%	177,017	167,879	95.00%	49	11	1.8
\$ 180,000 - 199,999	6	10.34%	188,817	186,767	99.00%	22	10	1.7
\$ 200,000 - 249,999	15	25.86%	228,333	223,493	98.00%	64	22	1.5
\$ 250,000 - 299,999	7	12.07%	279,957	277,057	99.00%	74	31	4.4
\$ 300,000 - 349,999	1	1.72%	350,000	335,000	96.00%	1	11	11.0
\$ 350,000 - 399,999	2	3.45%	372,450	364,700	98.00%	78	7	3.5
\$ 400,000 - 499,999	2	3.45%	494,500	487,000	98.00%	58	20	10.0
\$ 500,000 - 599,999	2	3.45%	558,300	545,000	98.00%	21	5	2.5
\$ 600,000 - 699,999	0	0.00%	0	0	0.00%		3	
\$ 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%		0	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		3	
Totals	58	100.00%	221,119	215,477	97.00%	48	156	2.7

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 November 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	12	1.55%	154,483	29,067	19.00%	72	0	0.0
\$ 50,000 - 59,999	9	1.16%	61,744	55,433	90.00%	61	4	4.9
\$ 60,000 - 69,999	13	1.68%	73,131	65,108	89.00%	55	2	1.7
\$ 70,000 - 79,999	14	1.81%	81,693	75,171	92.00%	42	0	0.0
\$ 80,000 - 89,999	15	1.94%	90,287	83,783	93.00%	30	2	1.5
\$ 90,000 - 99,999	18	2.33%	101,922	95,594	94.00%	63	3	1.8
\$ 100,000 - 119,999	36	4.66%	114,208	110,061	96.00%	57	4	1.2
\$ 120,000 - 139,999	44	5.69%	135,309	130,886	97.00%	38	11	2.8
\$ 140,000 - 159,999	52	6.73%	154,585	149,074	96.00%	70	5	1.1
\$ 160,000 - 179,999	79	10.22%	173,580	169,047	97.00%	41	11	1.5
\$ 180,000 - 199,999	66	8.54%	193,297	189,343	98.00%	49	10	1.7
\$ 200,000 - 249,999	169	21.86%	228,680	223,756	98.00%	51	22	1.4
\$ 250,000 - 299,999	108	13.97%	278,763	273,464	98.00%	48	31	3.2
\$ 300,000 - 349,999	52	6.73%	329,416	318,887	97.00%	63	11	2.3
\$ 350,000 - 399,999	41	5.30%	378,389	369,792	98.00%	56	7	1.9
\$ 400,000 - 499,999	27	3.49%	461,057	446,077	97.00%	81	20	8.2
\$ 500,000 - 599,999	10	1.29%	557,640	541,200	97.00%	87	5	5.5
\$ 600,000 - 699,999	6	0.78%	663,381	646,248	97.00%	50	3	5.5
\$ 700,000 - 799,999	1	0.13%	749,900	702,000	94.00%	9	1	11.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		1	
\$ 900,000 - 999,999	1	0.13%	975,000	950,000	97.00%	435	0	0.0
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		3	
Totals	773	100.00%	229,487	221,379	96.00%	53	156	2.2

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®

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
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	237	3.5
8/1/2017	67	197,576	191,653	97%	64	239	3.6
9/1/2017	63	236,827	228,569	97%	69	244	3.9
10/1/2017	57	192,140	187,017	97%	41	228	4.0
11/1/2017	55	249,353	235,385	94%	52	229	4.2
12/1/2017	56	209,716	204,577	98%	63	212	3.8
1/1/2018	42	195,133	184,087	94%	50	218	5.2
2/1/2018	48	215,186	207,812	97%	39	234	4.9
3/1/2018	67	221,574	214,670	97%	69	228	3.4
4/1/2018	75	231,314	225,420	97%	46	223	3.0
5/1/2018	96	249,624	234,767	94%	52	227	2.4
6/1/2018	81	247,911	241,435	97%	53	243	3.0
7/1/2018	74	222,856	216,191	97%	52	239	3.2
8/1/2018	93	213,174	208,443	98%	43	243	2.6
9/1/2018	71	223,001	211,409	95%	70	230	3.2
10/1/2018	68	259,648	252,138	97%	66	216	3.2
11/1/2018	58	221,119	215,477	97%	48	156	2.7

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	24	8
31 - 60	5	3
61 - 90	3	
91 - 120	5	
121 - and over	6	1
Totals	43	12