



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2019

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
\$ 1 - 49,999	4	7											11	1.84%	1.56%
\$ 50,000 - 59,999	5	3											8	0.79%	1.13%
\$ 60,000 - 69,999	6	2											8	0.52%	1.13%
\$ 70,000 - 79,999	8	9											17	2.36%	2.41%
\$ 80,000 - 89,999	8	10											18	2.62%	2.55%
\$ 90,000 - 99,999	6	15											21	3.94%	2.97%
\$ 100,000 - 119,999	23	32											55	8.40%	7.79%
\$ 120,000 - 139,999	33	42											75	11.02%	10.62%
\$ 140,000 - 159,999	41	52											93	13.65%	13.17%
\$ 160,000 - 179,999	45	36											81	9.45%	11.47%
\$ 180,000 - 199,999	26	30											56	7.87%	7.93%
\$ 200,000 - 249,999	43	54											97	14.17%	13.74%
\$ 250,000 - 299,999	34	36											70	9.45%	9.92%
\$ 300,000 - 349,999	17	27											44	7.09%	6.23%
\$ 350,000 - 399,999	7	12											19	3.15%	2.69%
\$ 400,000 - 499,999	8	7											15	1.84%	2.12%
\$ 500,000 - 599,999	3	5											8	1.31%	1.13%
\$ 600,000 - 699,999	1	0											1	0.00%	0.14%
\$ 700,000 - 799,999	1	0											1	0.00%	0.14%
\$ 800,000 - 899,999	0	0											0	0.00%	0.00%
\$ 900,000 - 999,999	1	2											3	0.52%	0.42%
\$ 1,000,000 - and over	5	0											5	0.00%	0.71%
Current Year	325	381											706		
Previous Year	333	330											663		
Change from last month		17.23%													
Change from last year	-2.40%	15.45%													
Current YTD	325	706													
Previous YTD	333	663	663	663	663	663	663	663	663	663	663	663			
% Change YTD	-2.40%	6.49%													



West Pasco Board of Realtors® Monthly Sales Trend Indicator 2019

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
\$ 1 - 49,999	9	6											15	12.00%	14.15%
\$ 50,000 - 59,999	3	1											4	2.00%	3.77%
\$ 60,000 - 69,999	4	4											8	8.00%	7.55%
\$ 70,000 - 79,999	3	3											6	6.00%	5.66%
\$ 80,000 - 89,999	5	6											11	12.00%	10.38%
\$ 90,000 - 99,999	3	4											7	8.00%	6.60%
\$ 100,000 - 119,999	5	4											9	8.00%	8.49%
\$ 120,000 - 139,999	7	8											15	16.00%	14.15%
\$ 140,000 - 159,999	0	3											3	6.00%	2.83%
\$ 160,000 - 179,999	3	3											6	6.00%	5.66%
\$ 180,000 - 199,999	7	4											11	8.00%	10.38%
\$ 200,000 - 249,999	4	1											5	2.00%	4.72%
\$ 250,000 - 299,999	2	0											2	0.00%	1.89%
\$ 300,000 - 349,999	0	0											0	0.00%	0.00%
\$ 350,000 - 399,999	1	2											3	4.00%	2.83%
\$ 400,000 - 499,999	0	1											1	2.00%	0.94%
\$ 500,000 - 599,999	0	0											0	0.00%	0.00%
\$ 600,000 - 699,999	0	0											0	0.00%	0.00%
\$ 700,000 - 799,999	0	0											0	0.00%	0.00%
\$ 800,000 - 899,999	0	0											0	0.00%	0.00%
\$ 900,000 - 999,999	0	0											0	0.00%	0.00%
\$ 1,000,000 - and over	0	0											0	0.00%	0.00%
Current Year	56	50											106		
Previous Year	36	70											106		
Change from last month		-10.71%													
Change from last year	55.56%	-28.57%													
Current YTD	56	106													
Previous YTD	36	106	106	106	106	106	106	106	106	106	106	106			
% Change YTD	55.56%	0.00%													



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2019
Sales by Price Range - Overall

Price Range	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
\$ 1 - 49,999	16	16											32	3.57%	3.82%
\$ 50,000 - 59,999	10	4											14	0.89%	1.67%
\$ 60,000 - 69,999	10	9											19	2.01%	2.27%
\$ 70,000 - 79,999	14	16											30	3.57%	3.58%
\$ 80,000 - 89,999	13	18											31	4.02%	3.70%
\$ 90,000 - 99,999	9	19											28	4.24%	3.34%
\$ 100,000 - 119,999	28	39											67	8.71%	8.00%
\$ 120,000 - 139,999	41	50											91	11.16%	10.86%
\$ 140,000 - 159,999	41	55											96	12.28%	11.46%
\$ 160,000 - 179,999	48	39											87	8.71%	10.38%
\$ 180,000 - 199,999	33	34											67	7.59%	8.00%
\$ 200,000 - 249,999	47	56											103	12.50%	12.29%
\$ 250,000 - 299,999	36	36											72	8.04%	8.59%
\$ 300,000 - 349,999	17	27											44	6.03%	5.25%
\$ 350,000 - 399,999	8	14											22	3.13%	2.63%
\$ 400,000 - 499,999	8	9											17	2.01%	2.03%
\$ 500,000 - 599,999	3	5											8	1.12%	0.95%
\$ 600,000 - 699,999	1	0											1	0.00%	0.12%
\$ 700,000 - 799,999	1	0											1	0.00%	0.12%
\$ 800,000 - 899,999	0	0											0	0.00%	0.00%
\$ 900,000 - 999,999	1	2											3	0.45%	0.36%
\$ 1,000,000 - and over	5	0											5	0.00%	0.60%
Current Year	390	448											838		
Previous Year	373	401											774		
Change from last month		14.87%													
Change from last year	4.56%	11.72%													
Current YTD	390	838													
Previous YTD	373	774	774	774	774	774	774	774	774	774	774	774			
% Change YTD	4.56%	8.27%													



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2019
Sales by Bedroom Count

Bedrooms	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
0	0	0											0	0.00%	0.00%
1	13	11											24	2.46%	2.86%
2	134	160											294	35.71%	35.08%
3	171	198											369	44.20%	44.03%
4	61	63											124	14.06%	14.80%
5	9	15											24	3.35%	2.86%
6+	2	1											3	0.22%	0.36%
Total	390	448	0	0	0	0	0	0	0	0	0	0	838	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
1	55	63											118	14.06%	14.08%
2	280	336											616	75.00%	73.51%
3	47	43											90	9.60%	10.74%
4	6	6											12	1.34%	1.43%
5	1	0											1	0.00%	0.12%
6+	1	0											1	0.00%	0.12%
Total	390	448	0	0	0	0	0	0	0	0	0	0	838	100.00%	100.00%



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2019
Sales by Housing Style

Style	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD Total	Curr Month	YTD
Single Family Residence	312	366											678	81.70%	80.91%
Condominium	46	42											88	9.38%	10.50%
Villa	13	15											28	3.35%	3.34%
Manufactured Home	9	16											25	3.57%	2.98%
Townhouse	10	8											18	1.79%	2.15%
Farm	0	1											1	0.22%	0.12%
Total	390	448	0	0	0	0	0	0	0	0	0	0	838	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 28, 2019

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	16	3.57%	70,806	26,590	38.00%	63	23	1.4
\$ 50,000 - 59,999	4	0.89%	61,675	53,522	87.00%	212	28	7.0
\$ 60,000 - 69,999	9	2.01%	70,133	65,044	93.00%	79	32	3.6
\$ 70,000 - 79,999	16	3.57%	80,394	74,700	93.00%	69	37	2.3
\$ 80,000 - 89,999	18	4.02%	88,661	83,858	95.00%	59	41	2.3
\$ 90,000 - 99,999	19	4.24%	95,463	94,650	99.00%	58	37	2.0
\$ 100,000 - 119,999	39	8.71%	113,333	109,077	96.00%	56	83	2.1
\$ 120,000 - 139,999	50	11.16%	135,495	129,702	96.00%	50	121	2.4
\$ 140,000 - 159,999	55	12.28%	153,303	149,173	97.00%	60	114	2.1
\$ 160,000 - 179,999	39	8.71%	176,685	168,747	96.00%	66	137	3.5
\$ 180,000 - 199,999	34	7.59%	192,475	188,785	98.00%	39	109	3.2
\$ 200,000 - 249,999	56	12.50%	232,762	225,967	97.00%	61	281	5.0
\$ 250,000 - 299,999	36	8.04%	276,518	270,938	98.00%	50	224	6.2
\$ 300,000 - 349,999	27	6.03%	333,703	321,013	96.00%	86	159	5.9
\$ 350,000 - 399,999	14	3.13%	376,859	375,884	100.00%	58	91	6.5
\$ 400,000 - 499,999	9	2.01%	457,700	437,711	96.00%	63	101	11.2
\$ 500,000 - 599,999	5	1.12%	587,760	566,109	96.00%	70	53	10.6
\$ 600,000 - 699,999	0	0.00%	0	0	0.00%		24	
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		19	
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		14	
\$ 900,000 - 999,999	2	0.45%	974,495	942,500	97.00%	197	5	2.5
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		28	
Totals	448	100.00%	192,077	184,518	96.00%	61	1,761	3.9

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.



West Pasco Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to February 28, 2019

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	32	3.82%	78,713	30,246	38.00%	104	23	1.4
\$ 50,000 - 59,999	14	1.67%	60,132	54,578	91.00%	85	28	4.0
\$ 60,000 - 69,999	19	2.27%	69,268	65,337	94.00%	64	32	3.4
\$ 70,000 - 79,999	30	3.58%	80,867	74,577	92.00%	88	37	2.5
\$ 80,000 - 89,999	31	3.70%	88,677	83,915	95.00%	53	41	2.7
\$ 90,000 - 99,999	28	3.34%	97,786	94,727	97.00%	54	37	2.6
\$ 100,000 - 119,999	67	8.00%	113,796	109,224	96.00%	67	83	2.5
\$ 120,000 - 139,999	91	10.86%	134,328	129,003	96.00%	55	121	2.7
\$ 140,000 - 159,999	96	11.46%	153,673	149,941	98.00%	51	114	2.4
\$ 160,000 - 179,999	87	10.38%	175,423	168,831	96.00%	60	137	3.2
\$ 180,000 - 199,999	67	8.00%	193,215	188,905	98.00%	51	109	3.3
\$ 200,000 - 249,999	103	12.29%	228,819	222,794	97.00%	56	281	5.5
\$ 250,000 - 299,999	72	8.59%	276,576	271,061	98.00%	55	224	6.2
\$ 300,000 - 349,999	44	5.25%	336,525	321,133	95.00%	101	159	7.2
\$ 350,000 - 399,999	22	2.63%	379,260	375,067	99.00%	67	91	8.3
\$ 400,000 - 499,999	17	2.03%	455,994	437,724	96.00%	72	101	11.9
\$ 500,000 - 599,999	8	0.95%	577,600	556,443	96.00%	109	53	13.3
\$ 600,000 - 699,999	1	0.12%	687,000	670,000	98.00%	97	24	48.0
\$ 700,000 - 799,999	1	0.12%	875,000	790,000	90.00%	201	19	38.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		14	
\$ 900,000 - 999,999	3	0.36%	982,997	950,000	97.00%	132	5	3.3
\$ 1,000,000 - and over	5	0.60%	1,357,180	1,251,000	92.00%	77	28	11.2
Totals	838	100.00%	197,733	189,218	96.00%	64	1,761	4.2

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.



West Pasco Board of Realtors®
Four Year Sales and Inventory History 2015 - 2019
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
3/1/2015	450	123,976	118,751	96%	90	2,429	5.4
4/1/2015	476	138,198	132,992	96%	90	2,416	5.1
5/1/2015	462	134,031	128,636	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	2,119	4.8
10/1/2015	429	136,438	130,649	96%	86	2,082	4.9
11/1/2015	397	128,295	122,928	96%	78	2,119	5.3
12/1/2015	440	137,062	132,653	97%	88	2,078	4.7
1/1/2016	356	138,858	134,158	97%	81	2,066	5.8
2/1/2016	418	137,942	130,883	95%	70	2,173	5.2
3/1/2016	541	143,945	139,205	97%	81	2,176	4.0
4/1/2016	537	154,847	149,176	96%	73	2,150	4.0
5/1/2016	508	156,843	151,792	97%	70	2,114	4.2
6/1/2016	555	170,169	164,573	97%	74	2,026	3.7
7/1/2016	510	166,691	160,251	96%	70	1,957	3.8
8/1/2016	481	163,555	158,965	97%	69	1,976	4.1
9/1/2016	482	162,411	156,947	97%	69	1,986	4.1
10/1/2016	443	164,831	159,747	97%	67	1,943	4.4
11/1/2016	407	169,649	162,985	96%	59	1,920	4.7
12/1/2016	431	162,182	155,566	96%	68	1,866	4.3
1/1/2017	356	158,562	151,311	95%	61	1,920	5.4
2/1/2017	362	169,021	160,690	95%	62	1,907	5.3
3/1/2017	522	159,978	153,779	96%	63	1,878	3.6
4/1/2017	534	175,292	168,550	96%	53	1,820	3.4
5/1/2017	582	178,170	171,259	96%	59	1,796	3.1
6/1/2017	580	185,327	178,574	96%	55	1,823	3.1
7/1/2017	496	186,576	181,449	97%	48	1,837	3.7
8/1/2017	509	179,666	172,921	96%	50	1,840	3.6
9/1/2017	409	194,885	188,455	97%	54	1,792	4.4
10/1/2017	414	177,035	170,784	96%	56	1,810	4.4
11/1/2017	446	181,195	172,286	95%	53	1,807	4.1
12/1/2017	483	190,011	182,817	96%	58	1,720	3.6
1/1/2018	373	176,897	170,581	96%	53	1,692	4.5
2/1/2018	401	175,559	168,147	96%	62	1,655	4.1
3/1/2018	555	197,300	188,861	96%	58	1,561	2.8
4/1/2018	566	197,989	191,113	97%	54	1,498	2.6
5/1/2018	663	196,019	189,989	97%	52	1,503	2.3
6/1/2018	583	198,948	192,641	97%	51	1,555	2.7
7/1/2018	527	206,225	199,051	97%	54	1,563	3.0
8/1/2018	508	200,257	193,128	96%	52	1,584	3.1
9/1/2018	471	195,708	189,145	97%	51	1,630	3.5
10/1/2018	520	195,773	189,970	97%	50	1,668	3.2
11/1/2018	513	195,613	187,723	96%	53	1,791	3.5
12/1/2018	463	198,460	191,835	97%	50	1,773	3.8
1/1/2019	390	204,229	194,616	95%	67	1,859	4.8
2/1/2019	448	192,077	184,518	96%	61	1,761	3.9

Sociation:	West Pasco
State:	FL
Month:	February

Year: 2019

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.org
 Fax: 202-383-7568
 Questions: 202-383-1276

Single-Family Units Number of Bedrooms

PRICE RANGE	2 or less	3	4	Total
\$ 1 - \$ 29,999	4	1		5
\$ 30,000 - \$ 39,999	1	1		2
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999	1		2	3
\$ 60,000 - \$ 69,999		2		2
\$ 70,000 - \$ 79,999	8	1		9
\$ 80,000 - \$ 89,999	8	2		10
\$ 90,000 - \$ 99,999	12	3		15
\$ 100,000 - \$ 119,999	23	8	1	32
\$ 120,000 - \$ 139,999	20	21	1	42
\$ 140,000 - \$ 159,999	20	28	4	52
\$ 160,000 - \$ 179,999	9	25	2	36
\$ 180,000 - \$ 199,999	8	18	4	30
\$ 200,000 - \$ 249,999	4	28	22	54
\$ 250,000 - \$ 299,999	1	20	15	36
\$ 300,000 - \$ 399,999	2	19	18	39
\$ 400,000 - \$ 499,999		4	3	7
\$ 500,000 - \$ 549,999		1		1
\$ 550,000 - \$ 599,999		2	2	4
\$ 600,000 - \$ 699,999				
\$ 700,000 - \$ 799,999				
\$ 800,000 - \$ 899,999				
\$ 900,000 - \$ 999,999			2	2
\$ 1,000,000 - and over				
Totals:	121	184	76	381

Condominium / Cooperative Units

Number of Bedrooms

2 or less	3	4 or more	Total
4			4
1			1
1			1
1			1
4			4
3			3
6			6
4			4
3	1		4
7	1		8
3			3
2	1		3
2	2		4
	1		1
1		1	2
1			1
43	6	1	50

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
10	10
15	15
20	20
25	25
30	30
35	35
40	40
45	45
50	50
55	55
60	60
65	65
70	70
75	75
80	80
85	85
90	90
95	95
100	100

1	2
4	4
1	6
2	22
1	25
10	2
20	14
23	9
63	13
97	12
103	6
107	16
90	15
234	32
200	12
225	19
97	3
24	
26	3
20	2
17	1
13	1
5	
25	1
1408	239

Sales Pending

(Under Contract)

Single-Family Listings	Condo/Co-op Listings
10	10
15	15
20	20
25	25
30	30
35	35
40	40
45	45
50	50
55	55
60	60
65	65
70	70
75	75
80	80
85	85
90	90
95	95
100	100

4	2
1	1
3	3
3	
4	3
11	9
12	4
14	4
35	6
47	8
64	8
58	4
66	8
93	6
68	1
53	
16	
2	
3	
2	
1	
1	
561	67

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	174	20
31 - 60	70	7
61 - 90	50	8
91 - 120	37	3
121 - and over	50	12
Totals	381	50