



**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	5	8									24	1.38%	1.34%
\$ 50,000 - 59,999	5	3	4	1									13	0.17%	0.73%
\$ 60,000 - 69,999	6	2	9	2									19	0.35%	1.06%
\$ 70,000 - 79,999	8	9	8	8									33	1.38%	1.85%
\$ 80,000 - 89,999	8	10	12	17									47	2.94%	2.63%
\$ 90,000 - 99,999	6	15	16	16									53	2.77%	2.97%
\$ 100,000 - 119,999	23	32	31	38									124	6.57%	6.94%
\$ 120,000 - 139,999	33	42	46	44									165	7.61%	9.23%
\$ 140,000 - 159,999	41	52	53	65									211	11.25%	11.81%
\$ 160,000 - 179,999	45	36	45	70									196	12.11%	10.97%
\$ 180,000 - 199,999	26	31	58	55									170	9.52%	9.51%
\$ 200,000 - 249,999	43	54	87	103									287	17.82%	16.06%
\$ 250,000 - 299,999	34	36	57	66									193	11.42%	10.80%
\$ 300,000 - 349,999	17	27	34	38									116	6.57%	6.49%
\$ 350,000 - 399,999	7	12	15	22									56	3.81%	3.13%
\$ 400,000 - 499,999	8	7	14	17									46	2.94%	2.57%
\$ 500,000 - 599,999	3	5	2	4									14	0.69%	0.78%
\$ 600,000 - 699,999	1	0	3	1									5	0.17%	0.28%
\$ 700,000 - 799,999	1	0	3	3									7	0.52%	0.39%
\$ 800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$ 900,000 - 999,999	1	2	0	0									3	0.00%	0.17%
\$ 1,000,000 - and over	5	0	0	0									5	0.00%	0.28%
Current Year	325	382	502	578									1,787		
Previous Year	333	330	487	500									1,650		
Change from last month		17.54%	31.41%	15.14%											
Change from last year	-2.40%	15.76%	3.08%	15.60%											
Current YTD	325	707	1,209	1,787											
Previous YTD	333	663	1,150	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650			
% Change YTD	-2.40%	6.64%	5.13%	8.30%											



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	7	4	8									28	9.76%	10.81%
\$ 50,000 - 59,999	3	1	2	8									14	9.76%	5.41%
\$ 60,000 - 69,999	5	4	5	6									20	7.32%	7.72%
\$ 70,000 - 79,999	3	3	8	4									18	4.88%	6.95%
\$ 80,000 - 89,999	4	6	5	7									22	8.54%	8.49%
\$ 90,000 - 99,999	3	3	2	4									12	4.88%	4.63%
\$ 100,000 - 119,999	5	4	7	7									23	8.54%	8.88%
\$ 120,000 - 139,999	7	8	9	7									31	8.54%	11.97%
\$ 140,000 - 159,999	0	3	13	4									20	4.88%	7.72%
\$ 160,000 - 179,999	3	3	4	8									18	9.76%	6.95%
\$ 180,000 - 199,999	7	4	6	4									21	4.88%	8.11%
\$ 200,000 - 249,999	4	1	5	11									21	13.41%	8.11%
\$ 250,000 - 299,999	2	0	0	3									5	3.66%	1.93%
\$ 300,000 - 349,999	0	0	1	1									2	1.22%	0.77%
\$ 350,000 - 399,999	1	2	0	0									3	0.00%	1.16%
\$ 400,000 - 499,999	0	1	0	0									1	0.00%	0.39%
\$ 500,000 - 599,999	0	0	0	0									0	0.00%	0.00%
\$ 600,000 - 699,999	0	0	0	0									0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0									0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0									0	0.00%	0.00%
Current Year	56	50	71	82									259		
Previous Year	36	70	66	65									237		
Change from last month		-10.71%	42.00%	15.49%											
Change from last year	55.56%	-28.57%	7.58%	26.15%											
Current YTD	56	106	177	259											
Previous YTD	36	106	172	237	237	237	237	237	237	237	237	237			
% Change YTD	55.56%	0.00%	2.91%	9.28%											



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	17	13	17									63	2.52%	3.00%
\$ 50,000 - 59,999	10	4	6	11									31	1.63%	1.48%
\$ 60,000 - 69,999	11	10	14	10									45	1.48%	2.14%
\$ 70,000 - 79,999	14	16	16	15									61	2.22%	2.90%
\$ 80,000 - 89,999	12	18	17	25									72	3.70%	3.43%
\$ 90,000 - 99,999	9	18	19	20									66	2.96%	3.14%
\$ 100,000 - 119,999	28	39	41	48									156	7.11%	7.43%
\$ 120,000 - 139,999	41	50	55	51									197	7.56%	9.38%
\$ 140,000 - 159,999	41	55	67	69									232	10.22%	11.05%
\$ 160,000 - 179,999	48	39	50	79									216	11.70%	10.29%
\$ 180,000 - 199,999	33	35	64	60									192	8.89%	9.14%
\$ 200,000 - 249,999	47	56	94	115									312	17.04%	14.86%
\$ 250,000 - 299,999	36	36	57	69									198	10.22%	9.43%
\$ 300,000 - 349,999	17	27	35	39									118	5.78%	5.62%
\$ 350,000 - 399,999	8	14	15	22									59	3.26%	2.81%
\$ 400,000 - 499,999	8	9	14	17									48	2.52%	2.29%
\$ 500,000 - 599,999	3	5	2	4									14	0.59%	0.67%
\$ 600,000 - 699,999	1	0	3	1									5	0.15%	0.24%
\$ 700,000 - 799,999	1	0	3	3									7	0.44%	0.33%
\$ 800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$ 900,000 - 999,999	1	2	0	0									3	0.00%	0.14%
\$ 1,000,000 - and over	5	0	0	0									5	0.00%	0.24%
Current Year	390	450	585	675									2,100		
Previous Year	373	401	555	566									1,895		
Change from last month		15.38%	30.00%	15.38%											
Change from last year	4.56%	12.22%	5.41%	19.26%											
Current YTD	390	840	1,425	2,100											
Previous YTD	373	774	1,329	1,895	1,895	1,895	1,895	1,895	1,895	1,895	1,895	1,895			
% Change YTD	4.56%	8.53%	7.22%	10.82%											



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									0	0.00%	0.00%
1	13	11	8	13									45	1.93%	2.14%
2	134	160	212	240									746	35.56%	35.52%
3	171	199	262	286									918	42.37%	43.71%
4	61	64	86	112									323	16.59%	15.38%
5	9	15	13	22									59	3.26%	2.81%
6+	2	1	4	2									9	0.30%	0.43%
Total	390	450	585	675	0	0	0	0	0	0	0	0	2,100	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	60	77									255	11.41%	12.14%
2	280	337	449	505									1,571	74.81%	74.81%
3	47	44	67	83									241	12.30%	11.48%
4	6	6	7	9									28	1.33%	1.33%
5	1	0	2	0									3	0.00%	0.14%
6+	1	0	0	1									2	0.15%	0.10%
Total	390	450	585	675	0	0	0	0	0	0	0	0	2,100	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	367	479	541									1,699	80.15%	80.90%
Condominium	46	42	56	61									205	9.04%	9.76%
Villa	13	15	23	37									88	5.48%	4.19%
Townhouse	10	8	15	21									54	3.11%	2.57%
Manufactured Home	9	17	12	15									53	2.22%	2.52%
Farm	0	1	0	0									1	0.00%	0.05%
Total	390	450	585	675	0	0	0	0	0	0	0	0	2,100	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 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	17	2.52%	87,565	34,253	39.00%	107	17	1.0
\$ 50,000 - 59,999	11	1.63%	57,855	54,091	93.00%	115	25	2.3
\$ 60,000 - 69,999	10	1.48%	67,330	64,221	95.00%	71	28	2.8
\$ 70,000 - 79,999	15	2.22%	79,940	77,060	96.00%	41	29	1.9
\$ 80,000 - 89,999	25	3.70%	87,513	85,008	97.00%	49	31	1.2
\$ 90,000 - 99,999	20	2.96%	100,517	95,508	95.00%	45	20	1.0
\$ 100,000 - 119,999	48	7.11%	117,474	110,922	94.00%	80	79	1.7
\$ 120,000 - 139,999	51	7.56%	133,288	129,471	97.00%	43	112	2.2
\$ 140,000 - 159,999	69	10.22%	152,080	148,986	98.00%	67	74	1.1
\$ 160,000 - 179,999	79	11.70%	171,871	168,191	98.00%	46	88	1.1
\$ 180,000 - 199,999	60	8.89%	192,466	188,150	98.00%	67	89	1.5
\$ 200,000 - 249,999	115	17.04%	227,219	222,073	98.00%	64	242	2.1
\$ 250,000 - 299,999	69	10.22%	277,516	270,199	97.00%	68	203	2.9
\$ 300,000 - 349,999	39	5.78%	325,368	320,306	98.00%	52	117	3.0
\$ 350,000 - 399,999	22	3.26%	380,139	373,386	98.00%	73	98	4.5
\$ 400,000 - 499,999	17	2.52%	457,500	440,971	96.00%	81	91	5.4
\$ 500,000 - 599,999	4	0.59%	541,735	538,889	99.00%	224	54	13.5
\$ 600,000 - 699,999	1	0.15%	764,900	683,000	89.00%	41	29	29.0
\$ 700,000 - 799,999	3	0.44%	769,300	766,000	100.00%	211	13	4.3
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		5	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		27	
Totals	675	100.00%	200,888	194,542	97.00%	64	1,486	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.



West Pasco Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to April 30, 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	63	3.00%	76,541	31,703	41.00%	104	17	1.1
\$ 50,000 - 59,999	31	1.48%	61,147	54,751	90.00%	89	25	3.2
\$ 60,000 - 69,999	45	2.14%	69,655	65,349	94.00%	69	28	2.5
\$ 70,000 - 79,999	61	2.90%	80,936	75,268	93.00%	64	29	1.9
\$ 80,000 - 89,999	72	3.43%	88,732	84,499	95.00%	47	31	1.7
\$ 90,000 - 99,999	66	3.14%	99,341	94,771	95.00%	54	20	1.2
\$ 100,000 - 119,999	156	7.43%	115,044	109,680	95.00%	65	79	2.0
\$ 120,000 - 139,999	197	9.38%	133,682	129,065	97.00%	53	112	2.3
\$ 140,000 - 159,999	232	11.05%	152,873	149,506	98.00%	57	74	1.3
\$ 160,000 - 179,999	216	10.29%	173,773	168,618	97.00%	52	88	1.6
\$ 180,000 - 199,999	192	9.14%	192,721	188,653	98.00%	59	89	1.9
\$ 200,000 - 249,999	312	14.86%	227,518	221,982	98.00%	63	242	3.1
\$ 250,000 - 299,999	198	9.43%	277,033	271,000	98.00%	64	203	4.1
\$ 300,000 - 349,999	118	5.62%	329,596	320,259	97.00%	80	117	4.0
\$ 350,000 - 399,999	59	2.81%	378,640	372,160	98.00%	77	98	6.6
\$ 400,000 - 499,999	48	2.29%	456,790	440,142	96.00%	80	91	7.6
\$ 500,000 - 599,999	14	0.67%	564,839	548,721	97.00%	165	54	15.4
\$ 600,000 - 699,999	5	0.24%	704,960	659,700	94.00%	54	29	23.2
\$ 700,000 - 799,999	7	0.33%	795,671	762,857	96.00%	169	13	7.4
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$ 900,000 - 999,999	3	0.14%	982,997	950,000	97.00%	132	5	6.7
\$ 1,000,000 - and over	5	0.24%	1,357,180	1,251,000	92.00%	77	27	21.6
Totals	2,100	100.00%	198,930	191,736	96.00%	64	1,486	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.



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
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	2,174	5.2
3/1/2016	541	143,945	139,205	97%	81	2,177	4.0
4/1/2016	537	154,847	149,176	96%	73	2,151	4.0
5/1/2016	508	156,843	151,792	97%	70	2,115	4.2
6/1/2016	555	170,169	164,573	97%	74	2,028	3.7
7/1/2016	510	166,691	160,251	96%	70	1,960	3.8
8/1/2016	481	163,555	158,965	97%	69	1,979	4.1
9/1/2016	482	162,411	156,947	97%	69	1,989	4.1
10/1/2016	443	164,831	159,747	97%	67	1,945	4.4
11/1/2016	407	169,649	162,985	96%	59	1,922	4.7
12/1/2016	431	162,182	155,566	96%	68	1,868	4.3
1/1/2017	356	158,562	151,311	95%	61	1,922	5.4
2/1/2017	362	169,021	160,690	95%	62	1,910	5.3
3/1/2017	522	159,978	153,779	96%	63	1,882	3.6
4/1/2017	534	175,292	168,550	96%	53	1,824	3.4
5/1/2017	582	178,170	171,259	96%	59	1,801	3.1
6/1/2017	580	185,327	178,574	96%	55	1,828	3.2
7/1/2017	496	186,576	181,449	97%	48	1,844	3.7
8/1/2017	509	179,666	172,921	96%	50	1,848	3.6
9/1/2017	409	194,885	188,455	97%	54	1,801	4.4
10/1/2017	414	177,035	170,784	96%	56	1,824	4.4
11/1/2017	446	181,195	172,286	95%	53	1,827	4.1
12/1/2017	483	190,011	182,817	96%	58	1,743	3.6
1/1/2018	373	176,897	170,581	96%	53	1,728	4.6
2/1/2018	401	175,559	168,147	96%	62	1,702	4.2
3/1/2018	555	197,300	188,861	96%	58	1,627	2.9
4/1/2018	566	197,989	191,113	97%	54	1,584	2.8
5/1/2018	663	196,019	189,989	97%	52	1,579	2.4
6/1/2018	583	198,948	192,641	97%	51	1,633	2.8
7/1/2018	527	206,225	199,051	97%	54	1,638	3.1
8/1/2018	508	200,257	193,128	96%	52	1,658	3.3
9/1/2018	471	195,708	189,145	97%	51	1,705	3.6
10/1/2018	520	195,773	189,970	97%	50	1,745	3.4
11/1/2018	513	195,613	187,723	96%	53	1,863	3.6
12/1/2018	463	198,460	191,809	97%	50	1,828	3.9
1/1/2019	390	204,229	194,565	95%	67	1,902	4.9
2/1/2019	450	191,723	184,125	96%	61	1,834	4.1
3/1/2019	585	198,682	192,469	97%	64	1,667	2.8
4/1/2019	675	200,888	194,542	97%	64	1,486	2.2

Sociation:	West Pasco
State:	FL
Month:	April

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 or more	Total
\$ 1 - \$ 29,999	1	2	1	4
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999	3			3
\$ 50,000 - \$ 59,999	1			1
\$ 60,000 - \$ 69,999	2			2
\$ 70,000 - \$ 79,999	8			8
\$ 80,000 - \$ 89,999	16	1		17
\$ 90,000 - \$ 99,999	11	4	1	16
\$ 100,000 - \$ 119,999	31	7		38
\$ 120,000 - \$ 139,999	30	11	3	44
\$ 140,000 - \$ 159,999	31	27	7	65
\$ 160,000 - \$ 179,999	22	43	5	70
\$ 180,000 - \$ 199,999	10	33	12	55
\$ 200,000 - \$ 249,999	10	69	24	103
\$ 250,000 - \$ 299,999	2	35	29	66
\$ 300,000 - \$ 399,999		22	38	60
\$ 400,000 - \$ 499,999	2	8	7	17
\$ 500,000 - \$ 549,999		1	1	2
\$ 550,000 - \$ 599,999		1	1	2
\$ 600,000 - \$ 699,999			1	1
\$ 700,000 - \$ 799,999			3	3
\$ 800,000 - \$ 899,999				
\$ 900,000 - \$ 999,999				
\$ 1,000,000 - and over				
Totals:	181	264	133	578

Condominium / Cooperative Units

Number of Bedrooms

2 or less	3	4 or more	Total
2			2
6			6
8			8
6			6
4			4
7			7
4			4
7			7
5	2		7
4			4
4	4		8
1	3		4
5	6		11
	3		3
	1		1
63	19	0	82

Active Listings

(Unsold Homes)

Single-Family
Listings

Condo/Co-op
Listings

1	1
1	1
4	3
2	17
4	17
7	18
10	13
9	4
56	12
85	16
60	7
68	11
61	19
202	28
179	14
189	21
83	5
22	
29	2
26	2
12	
13	1
5	
24	1
1152	213

Sales Pending

(Under Contract)

Single-Family Listings Condo/Co-op Listings

3	1
1	2
1	3
2	8
3	10
7	9
7	12
13	9
50	6
43	5
69	2
69	6
40	10
96	2
71	2
56	1
23	1
4	
3	
1	
3	
1	
1	
567	89

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	274	34
31 - 60	104	17
61 - 90	67	12
91 - 120	41	2
121 - and over	92	17
Totals	578	82