



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										16	1.00%	1.32%
\$ 50,000 - 59,999	5	3	4										12	0.80%	0.99%
\$ 60,000 - 69,999	6	2	9										17	1.79%	1.41%
\$ 70,000 - 79,999	8	9	8										25	1.59%	2.07%
\$ 80,000 - 89,999	8	10	12										30	2.39%	2.48%
\$ 90,000 - 99,999	6	15	16										37	3.19%	3.06%
\$ 100,000 - 119,999	23	32	31										86	6.18%	7.11%
\$ 120,000 - 139,999	33	42	46										121	9.16%	10.01%
\$ 140,000 - 159,999	41	52	53										146	10.56%	12.08%
\$ 160,000 - 179,999	45	36	45										126	8.96%	10.42%
\$ 180,000 - 199,999	26	31	58										115	11.55%	9.51%
\$ 200,000 - 249,999	43	54	87										184	17.33%	15.22%
\$ 250,000 - 299,999	34	36	57										127	11.35%	10.50%
\$ 300,000 - 349,999	17	27	34										78	6.77%	6.45%
\$ 350,000 - 399,999	7	12	15										34	2.99%	2.81%
\$ 400,000 - 499,999	8	7	14										29	2.79%	2.40%
\$ 500,000 - 599,999	3	5	2										10	0.40%	0.83%
\$ 600,000 - 699,999	1	0	3										4	0.60%	0.33%
\$ 700,000 - 799,999	1	0	3										4	0.60%	0.33%
\$ 800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$ 900,000 - 999,999	1	2	0										3	0.00%	0.25%
\$ 1,000,000 - and over	5	0	0										5	0.00%	0.41%
Current Year	325	382	502										1,209		
Previous Year	333	330	487										1,150		
Change from last month		17.54%	31.41%												
Change from last year	-2.40%	15.76%	3.08%												
Current YTD	325	707	1,209												
Previous YTD	333	663	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150			
% Change YTD	-2.40%	6.64%	5.13%												



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										20	5.63%	11.30%
\$ 50,000 - 59,999	3	1	2										6	2.82%	3.39%
\$ 60,000 - 69,999	4	4	5										13	7.04%	7.34%
\$ 70,000 - 79,999	3	3	8										14	11.27%	7.91%
\$ 80,000 - 89,999	5	6	5										16	7.04%	9.04%
\$ 90,000 - 99,999	3	3	2										8	2.82%	4.52%
\$ 100,000 - 119,999	5	4	7										16	9.86%	9.04%
\$ 120,000 - 139,999	7	8	9										24	12.68%	13.56%
\$ 140,000 - 159,999	0	3	13										16	18.31%	9.04%
\$ 160,000 - 179,999	3	3	4										10	5.63%	5.65%
\$ 180,000 - 199,999	7	4	6										17	8.45%	9.60%
\$ 200,000 - 249,999	4	1	5										10	7.04%	5.65%
\$ 250,000 - 299,999	2	0	0										2	0.00%	1.13%
\$ 300,000 - 349,999	0	0	1										1	1.41%	0.56%
\$ 350,000 - 399,999	1	2	0										3	0.00%	1.69%
\$ 400,000 - 499,999	0	1	0										1	0.00%	0.56%
\$ 500,000 - 599,999	0	0	0										0	0.00%	0.00%
\$ 600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	56	50	71										177		
Previous Year	36	70	66										172		
Change from last month		-10.71%	42.00%												
Change from last year	55.56%	-28.57%	7.58%												
Current YTD	56	106	177												
Previous YTD	36	106	172	172	172	172	172	172	172	172	172	172			
% Change YTD	55.56%	0.00%	2.91%												



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										46	2.22%	3.23%
\$ 50,000 - 59,999	10	4	6										20	1.03%	1.40%
\$ 60,000 - 69,999	10	10	14										34	2.39%	2.39%
\$ 70,000 - 79,999	14	16	16										46	2.74%	3.23%
\$ 80,000 - 89,999	13	18	17										48	2.91%	3.37%
\$ 90,000 - 99,999	9	18	19										46	3.25%	3.23%
\$ 100,000 - 119,999	28	39	41										108	7.01%	7.58%
\$ 120,000 - 139,999	41	50	55										146	9.40%	10.25%
\$ 140,000 - 159,999	41	55	67										163	11.45%	11.44%
\$ 160,000 - 179,999	48	39	50										137	8.55%	9.61%
\$ 180,000 - 199,999	33	35	64										132	10.94%	9.26%
\$ 200,000 - 249,999	47	56	94										197	16.07%	13.82%
\$ 250,000 - 299,999	36	36	57										129	9.74%	9.05%
\$ 300,000 - 349,999	17	27	35										79	5.98%	5.54%
\$ 350,000 - 399,999	8	14	15										37	2.56%	2.60%
\$ 400,000 - 499,999	8	9	14										31	2.39%	2.18%
\$ 500,000 - 599,999	3	5	2										10	0.34%	0.70%
\$ 600,000 - 699,999	1	0	3										4	0.51%	0.28%
\$ 700,000 - 799,999	1	0	3										4	0.51%	0.28%
\$ 800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$ 900,000 - 999,999	1	2	0										3	0.00%	0.21%
\$ 1,000,000 - and over	5	0	0										5	0.00%	0.35%
Current Year	390	450	585										1,425		
Previous Year	373	401	555										1,329		
Change from last month		15.38%	30.00%												
Change from last year	4.56%	12.22%	5.41%												
Current YTD	390	840	1,425												
Previous YTD	373	774	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329	1,329			
% Change YTD	4.56%	8.53%	7.22%												



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	0.00%	0.00%
1	13	11	8										32	1.37%	2.25%
2	134	160	212										506	36.24%	35.51%
3	171	199	262										632	44.79%	44.35%
4	61	64	86										211	14.70%	14.81%
5	9	15	13										37	2.22%	2.60%
6+	2	1	4										7	0.68%	0.49%
Total	390	450	585	0	0	0	0	0	0	0	0	0	1,425	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										178	10.26%	12.49%
2	280	337	449										1,066	76.75%	74.81%
3	47	44	67										158	11.45%	11.09%
4	6	6	7										19	1.20%	1.33%
5	1	0	2										3	0.34%	0.21%
6+	1	0	0										1	0.00%	0.07%
Total	390	450	585	0	0	0	0	0	0	0	0	0	1,425	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										1,158	81.88%	81.26%
Condominium	46	42	56										144	9.57%	10.11%
Villa	13	15	23										51	3.93%	3.58%
Manufactured Home	9	17	12										38	2.05%	2.67%
Townhouse	10	8	15										33	2.56%	2.32%
Farm	0	1	0										1	0.00%	0.07%
Total	390	450	585	0	0	0	0	0	0	0	0	0	1,425	100.00%	100.00%



West Pasco Board of Realtors®
Multiple Listing One Month Sales and Inventory Report - March 1 to March 31, 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	13	2.22%	58,823	30,857	52.00%	105	20	1.5
\$ 50,000 - 59,999	6	1.03%	69,550	56,367	81.00%	54	24	4.0
\$ 60,000 - 69,999	14	2.39%	71,934	65,893	92.00%	80	30	2.1
\$ 70,000 - 79,999	16	2.74%	82,000	74,884	91.00%	42	34	2.1
\$ 80,000 - 89,999	17	2.91%	89,697	85,112	95.00%	34	33	1.9
\$ 90,000 - 99,999	19	3.25%	97,799	94,332	96.00%	63	30	1.6
\$ 100,000 - 119,999	41	7.01%	114,236	108,972	95.00%	45	86	2.1
\$ 120,000 - 139,999	55	9.40%	132,978	128,791	97.00%	58	104	1.9
\$ 140,000 - 159,999	67	11.45%	152,543	149,418	98.00%	55	104	1.6
\$ 160,000 - 179,999	50	8.55%	173,906	168,922	97.00%	49	123	2.5
\$ 180,000 - 199,999	64	10.94%	192,955	188,977	98.00%	60	100	1.6
\$ 200,000 - 249,999	94	16.07%	226,459	220,982	98.00%	69	253	2.7
\$ 250,000 - 299,999	57	9.74%	277,025	271,892	98.00%	71	214	3.8
\$ 300,000 - 349,999	35	5.98%	325,596	319,109	98.00%	86	141	4.0
\$ 350,000 - 399,999	15	2.56%	375,531	366,096	97.00%	96	94	6.3
\$ 400,000 - 499,999	14	2.39%	456,893	442,071	97.00%	89	98	7.0
\$ 500,000 - 599,999	2	0.34%	560,000	537,500	96.00%	274	52	26.0
\$ 600,000 - 699,999	3	0.51%	690,967	648,500	94.00%	43	28	9.3
\$ 700,000 - 799,999	3	0.51%	795,600	750,667	94.00%	116	15	5.0
\$ 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%		26	
Totals	585	100.00%	198,682	192,469	97.00%	64	1,629	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®

Multiple Listing YTD Sales and Inventory Report - January 1 to March 31, 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	46	3.23%	72,467	30,761	42.00%	102	20	1.3
\$ 50,000 - 59,999	20	1.40%	62,958	55,114	88.00%	75	24	3.6
\$ 60,000 - 69,999	34	2.39%	70,241	65,559	93.00%	69	30	2.7
\$ 70,000 - 79,999	46	3.23%	81,261	74,684	92.00%	72	34	2.2
\$ 80,000 - 89,999	48	3.37%	89,038	84,339	95.00%	46	33	2.1
\$ 90,000 - 99,999	46	3.23%	98,830	94,451	96.00%	58	30	2.0
\$ 100,000 - 119,999	108	7.58%	113,963	109,129	96.00%	58	86	2.4
\$ 120,000 - 139,999	146	10.25%	133,820	128,923	96.00%	56	104	2.1
\$ 140,000 - 159,999	163	11.44%	153,209	149,726	98.00%	53	104	1.9
\$ 160,000 - 179,999	137	9.61%	174,869	168,864	97.00%	56	123	2.7
\$ 180,000 - 199,999	132	9.26%	192,837	188,882	98.00%	56	100	2.3
\$ 200,000 - 249,999	197	13.82%	227,693	221,929	97.00%	62	253	3.9
\$ 250,000 - 299,999	129	9.05%	276,774	271,428	98.00%	62	214	5.0
\$ 300,000 - 349,999	79	5.54%	331,683	320,236	97.00%	95	141	5.4
\$ 350,000 - 399,999	37	2.60%	377,749	371,430	98.00%	79	94	7.6
\$ 400,000 - 499,999	31	2.18%	456,400	439,687	96.00%	80	98	9.5
\$ 500,000 - 599,999	10	0.70%	574,080	552,655	96.00%	142	52	15.6
\$ 600,000 - 699,999	4	0.28%	689,975	653,875	95.00%	57	28	21.0
\$ 700,000 - 799,999	4	0.28%	815,450	760,500	93.00%	137	15	11.3
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$ 900,000 - 999,999	3	0.21%	982,997	950,000	97.00%	132	5	5.0
\$ 1,000,000 - and over	5	0.35%	1,357,180	1,251,000	92.00%	77	26	15.6
Totals	1,425	100.00%	198,003	190,422	96.00%	64	1,629	3.4

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.



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
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	1,808	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	1,562	2.8
4/1/2018	566	197,989	191,113	97%	54	1,499	2.6
5/1/2018	663	196,019	189,989	97%	52	1,504	2.3
6/1/2018	583	198,948	192,641	97%	51	1,556	2.7
7/1/2018	527	206,225	199,051	97%	54	1,564	3.0
8/1/2018	508	200,257	193,128	96%	52	1,585	3.1
9/1/2018	471	195,708	189,145	97%	51	1,632	3.5
10/1/2018	520	195,773	189,970	97%	50	1,670	3.2
11/1/2018	513	195,613	187,723	96%	53	1,793	3.5
12/1/2018	463	198,460	191,820	97%	50	1,776	3.8
1/1/2019	390	204,229	194,616	95%	67	1,868	4.8
2/1/2019	450	191,723	184,125	96%	61	1,804	4.0
3/1/2019	585	198,682	192,469	97%	64	1,629	2.8

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	228	26
31 - 60	84	9
61 - 90	56	13
91 - 120	44	13
121 - and over	90	10
Totals	502	71