



**Central Pasco Association 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	0	0	0	0	0								0	0.00%	0.00%
\$ 50,000 - 59,999	0	0	0	0	0								0	0.00%	0.00%
\$ 60,000 - 69,999	0	0	0	1	0								1	0.00%	1.79%
\$ 70,000 - 79,999	0	0	0	0	0								0	0.00%	0.00%
\$ 80,000 - 89,999	0	0	1	0	0								1	0.00%	1.79%
\$ 90,000 - 99,999	0	0	0	1	0								1	0.00%	1.79%
\$ 100,000 - 119,999	1	0	1	0	0								2	0.00%	3.57%
\$ 120,000 - 139,999	0	0	0	0	0								0	0.00%	0.00%
\$ 140,000 - 159,999	1	0	0	1	0								2	0.00%	3.57%
\$ 160,000 - 179,999	2	1	0	0	0								3	0.00%	5.36%
\$ 180,000 - 199,999	1	2	2	1	0								6	0.00%	10.71%
\$ 200,000 - 249,999	5	5	2	2	0								14	0.00%	25.00%
\$ 250,000 - 299,999	4	2	1	1	1								9	25.00%	16.07%
\$ 300,000 - 349,999	2	0	0	1	0								3	0.00%	5.36%
\$ 350,000 - 399,999	0	1	2	1	0								4	0.00%	7.14%
\$ 400,000 - 499,999	1	3	0	0	3								7	75.00%	12.50%
\$ 500,000 - 599,999	1	0	1	0	0								2	0.00%	3.57%
\$ 600,000 - 699,999	0	1	0	0	0								1	0.00%	1.79%
\$ 700,000 - 799,999	0	0	0	0	0								0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0								0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0								0	0.00%	0.00%
Current Year	18	15	10	9	4								56		
Previous Year	36	41	56	63	86								282		
Change from last month		-16.67%	-33.33%	-10.00%	-55.56%										
Change from last year	-50.00%	-63.41%	-82.14%	-85.71%	-95.35%										
Current YTD	18	33	43	52	56										
Previous YTD	36	77	133	196	282	282	282	282	282	282	282	282			
% Change YTD	-50.00%	-57.14%	-67.67%	-73.47%	-80.14%										



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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	1	0	0	0	1								2	50.00%	13.33%
\$ 50,000 - 59,999	0	0	1	0	0								1	0.00%	6.67%
\$ 60,000 - 69,999	0	0	0	0	0								0	0.00%	0.00%
\$ 70,000 - 79,999	0	0	0	0	0								0	0.00%	0.00%
\$ 80,000 - 89,999	0	0	0	0	0								0	0.00%	0.00%
\$ 90,000 - 99,999	0	0	0	0	1								1	50.00%	6.67%
\$ 100,000 - 119,999	0	1	0	0	0								1	0.00%	6.67%
\$ 120,000 - 139,999	0	0	0	1	0								1	0.00%	6.67%
\$ 140,000 - 159,999	2	0	0	1	0								3	0.00%	20.00%
\$ 160,000 - 179,999	1	0	2	0	0								3	0.00%	20.00%
\$ 180,000 - 199,999	1	0	0	0	0								1	0.00%	6.67%
\$ 200,000 - 249,999	0	1	0	0	0								1	0.00%	6.67%
\$ 250,000 - 299,999	0	0	1	0	0								1	0.00%	6.67%
\$ 300,000 - 349,999	0	0	0	0	0								0	0.00%	0.00%
\$ 350,000 - 399,999	0	0	0	0	0								0	0.00%	0.00%
\$ 400,000 - 499,999	0	0	0	0	0								0	0.00%	0.00%
\$ 500,000 - 599,999	0	0	0	0	0								0	0.00%	0.00%
\$ 600,000 - 699,999	0	0	0	0	0								0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0								0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0								0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0								0	0.00%	0.00%
Current Year	5	2	4	2	2								15		
Previous Year	6	7	10	12	7								42		
Change from last month		-60.00%	100.00%	-50.00%	0.00%										
Change from last year	-16.67%	-71.43%	-60.00%	-83.33%	-71.43%										
Current YTD	5	7	11	13	15										
Previous YTD	6	13	23	35	42	42	42	42	42	42	42	42			
% Change YTD	-16.67%	-46.15%	-52.17%	-62.86%	-64.29%										



Central Pasco Association of Realtors®
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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	1	0	0	0	1								2	16.67%	2.74%
\$ 50,000 - 59,999	0	0	1	0	0								1	0.00%	1.37%
\$ 60,000 - 69,999	0	0	0	1	0								1	0.00%	1.37%
\$ 70,000 - 79,999	0	0	0	0	0								0	0.00%	0.00%
\$ 80,000 - 89,999	0	0	1	0	0								1	0.00%	1.37%
\$ 90,000 - 99,999	0	0	0	1	1								2	16.67%	2.74%
\$ 100,000 - 119,999	1	1	1	0	0								3	0.00%	4.11%
\$ 120,000 - 139,999	0	0	0	2	0								2	0.00%	2.74%
\$ 140,000 - 159,999	3	0	0	2	0								5	0.00%	6.85%
\$ 160,000 - 179,999	3	1	3	0	0								7	0.00%	9.59%
\$ 180,000 - 199,999	2	2	2	1	0								7	0.00%	9.59%
\$ 200,000 - 249,999	5	6	2	2	0								15	0.00%	20.55%
\$ 250,000 - 299,999	4	2	2	1	1								10	16.67%	13.70%
\$ 300,000 - 349,999	2	0	0	1	0								3	0.00%	4.11%
\$ 350,000 - 399,999	0	1	2	1	0								4	0.00%	5.48%
\$ 400,000 - 499,999	1	3	0	0	3								7	50.00%	9.59%
\$ 500,000 - 599,999	1	0	1	0	0								2	0.00%	2.74%
\$ 600,000 - 699,999	0	1	0	0	0								1	0.00%	1.37%
\$ 700,000 - 799,999	0	0	0	0	0								0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0								0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0								0	0.00%	0.00%
Current Year	23	17	15	12	6								73		
Previous Year	42	48	67	75	96								328		
Change from last month		-26.09%	-11.76%	-20.00%	-50.00%										
Change from last year	-45.24%	-64.58%	-77.61%	-84.00%	-93.75%										
Current YTD	23	40	55	67	73										
Previous YTD	42	90	157	232	328	328	328	328	328	328	328	328			
% Change YTD	-45.24%	-55.56%	-64.97%	-71.12%	-77.74%										



Central Pasco Association 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	0.00%	0.00%
1	0	1	1	1	1								4	16.67%	5.48%
2	5	3	6	2	1								17	16.67%	23.29%
3	7	5	3	6	1								22	16.67%	30.14%
4	11	6	3	2	2								24	33.33%	32.88%
5	0	2	2	1	1								6	16.67%	8.22%
6+	0	0	0	0	0								0	0.00%	0.00%
Total	23	17	15	12	6	0	0	0	0	0	0	0	73	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	1	1	3	4	1								10	16.67%	13.70%
2	18	9	9	5	2								43	33.33%	58.90%
3	4	5	3	2	2								16	33.33%	21.92%
4	0	2	0	1	1								4	16.67%	5.48%
5	0	0	0	0	0								0	0.00%	0.00%
6+	0	0	0	0	0								0	0.00%	0.00%
Total	23	17	15	12	6	0	0	0	0	0	0	0	73	100.00%	100.00%



Central Pasco Association of Realtors®
Monthly Sales Trend Indicator
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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	18	15	10	9	4								56	66.67%	76.71%
Condominium	4	2	2	2	2								12	33.33%	16.44%
Townhouse	1	0	2	0	0								3	0.00%	4.11%
Manufactured Home	0	0	1	1	0								2	0.00%	2.74%
Total	23	17	15	12	6	0	0	0	0	0	0	0	73	100.00%	100.00%



Central Pasco Association of Realtors®

Multiple Listing One Month Sales and Inventory Report - May 1 to May 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	1	16.67%	59,900	750	1.00%	298	0	0.0
\$ 50,000 - 59,999	0	0.00%	0	0	0.00%		2	
\$ 60,000 - 69,999	0	0.00%	0	0	0.00%		0	
\$ 70,000 - 79,999	0	0.00%	0	0	0.00%		0	
\$ 80,000 - 89,999	0	0.00%	0	0	0.00%		0	
\$ 90,000 - 99,999	1	16.67%	97,500	94,500	97.00%	188	1	1.0
\$ 100,000 - 119,999	0	0.00%	0	0	0.00%		0	
\$ 120,000 - 139,999	0	0.00%	0	0	0.00%		2	
\$ 140,000 - 159,999	0	0.00%	0	0	0.00%		0	
\$ 160,000 - 179,999	0	0.00%	0	0	0.00%		0	
\$ 180,000 - 199,999	0	0.00%	0	0	0.00%		1	
\$ 200,000 - 249,999	0	0.00%	0	0	0.00%		0	
\$ 250,000 - 299,999	1	16.67%	270,000	252,350	93.00%	203	3	3.0
\$ 300,000 - 349,999	0	0.00%	0	0	0.00%		3	
\$ 350,000 - 399,999	0	0.00%	0	0	0.00%		0	
\$ 400,000 - 499,999	3	50.00%	454,600	429,967	95.00%	291	2	0.7
\$ 500,000 - 599,999	0	0.00%	0	0	0.00%		1	
\$ 600,000 - 699,999	0	0.00%	0	0	0.00%		0	
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		0	
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		0	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		0	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		0	
Totals	6	100.00%	298,533	272,917	91.00%	260	15	2.5

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 May 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	2	2.74%	74,400	925	1.00%	199	0	0.0
\$ 50,000 - 59,999	1	1.37%	59,900	53,000	88.00%	246	2	10.0
\$ 60,000 - 69,999	1	1.37%	74,900	60,000	80.00%	144	0	0.0
\$ 70,000 - 79,999	0	0.00%	0	0	0.00%		0	
\$ 80,000 - 89,999	1	1.37%	90,000	82,650	92.00%	177	0	0.0
\$ 90,000 - 99,999	2	2.74%	98,500	94,750	96.00%	204	1	2.5
\$ 100,000 - 119,999	3	4.11%	118,267	109,967	93.00%	180	0	0.0
\$ 120,000 - 139,999	2	2.74%	141,400	125,000	88.00%	393	2	5.0
\$ 140,000 - 159,999	5	6.85%	156,640	148,200	95.00%	136	0	0.0
\$ 160,000 - 179,999	7	9.59%	172,529	165,557	96.00%	128	0	0.0
\$ 180,000 - 199,999	7	9.59%	198,660	190,714	96.00%	128	1	0.7
\$ 200,000 - 249,999	15	20.55%	243,567	222,900	92.00%	116	0	0.0
\$ 250,000 - 299,999	10	13.70%	284,340	272,490	96.00%	134	3	1.5
\$ 300,000 - 349,999	3	4.11%	313,333	311,667	99.00%	223	3	5.0
\$ 350,000 - 399,999	4	5.48%	389,500	380,000	98.00%	110	0	0.0
\$ 400,000 - 499,999	7	9.59%	448,014	432,814	97.00%	189	2	1.4
\$ 500,000 - 599,999	2	2.74%	549,950	537,500	98.00%	107	1	2.5
\$ 600,000 - 699,999	1	1.37%	645,000	625,000	97.00%	77	0	0.0
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		0	
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		0	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		0	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		0	
Totals	73	100.00%	252,954	239,108	95.00%	150	15	1.0

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Central Pasco Association 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
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	242	3.6
9/1/2017	63	236,827	228,569	97%	69	247	3.9
10/1/2017	57	192,140	187,017	97%	41	232	4.1
11/1/2017	55	249,353	235,385	94%	52	234	4.3
12/1/2017	56	209,716	204,577	98%	63	219	3.9
1/1/2018	42	195,133	184,087	94%	50	226	5.4
2/1/2018	48	215,186	207,812	97%	39	245	5.1
3/1/2018	67	221,574	214,670	97%	69	246	3.7
4/1/2018	75	231,314	225,420	97%	46	242	3.2
5/1/2018	96	249,624	234,767	94%	52	244	2.5
6/1/2018	81	247,911	241,435	97%	53	259	3.2
7/1/2018	74	222,856	216,191	97%	52	261	3.5
8/1/2018	93	213,174	208,443	98%	43	260	2.8
9/1/2018	71	223,001	211,409	95%	70	244	3.4
10/1/2018	68	259,648	252,138	97%	66	230	3.4
11/1/2018	58	221,119	215,477	97%	48	173	3.0
12/1/2018	32	260,609	250,866	96%	58	130	4.1
1/1/2019	23	248,671	229,480	92%	109	89	3.9
2/1/2019	17	296,582	285,200	96%	124	70	4.1
3/1/2019	15	233,547	225,370	96%	165	40	2.7
4/1/2019	12	200,824	192,533	96%	194	24	2.0
5/1/2019	6	298,533	272,917	91%	260	15	2.5

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30		
31 - 60		
61 - 90		
91 - 120		
121 - and over	4	2
Totals	4	2