



**East 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	1	0	0	0								1	0.00%	0.58%
\$ 70,000 - 79,999	0	0	0	0	0								0	0.00%	0.00%
\$ 80,000 - 89,999	1	1	1	0	0								3	0.00%	1.74%
\$ 90,000 - 99,999	1	2	1	0	0								4	0.00%	2.33%
\$ 100,000 - 119,999	1	1	2	1	1								6	5.26%	3.49%
\$ 120,000 - 139,999	0	3	2	2	0								7	0.00%	4.07%
\$ 140,000 - 159,999	4	4	3	5	2								18	10.53%	10.47%
\$ 160,000 - 179,999	5	3	5	3	0								16	0.00%	9.30%
\$ 180,000 - 199,999	1	4	1	4	3								13	15.79%	7.56%
\$ 200,000 - 249,999	12	11	10	8	6								47	31.58%	27.33%
\$ 250,000 - 299,999	3	4	3	7	2								19	10.53%	11.05%
\$ 300,000 - 349,999	2	10	2	0	1								15	5.26%	8.72%
\$ 350,000 - 399,999	0	1	2	1	1								5	5.26%	2.91%
\$ 400,000 - 499,999	2	1	2	1	2								8	10.53%	4.65%
\$ 500,000 - 599,999	1	1	0	1	0								3	0.00%	1.74%
\$ 600,000 - 699,999	1	1	0	1	1								4	5.26%	2.33%
\$ 700,000 - 799,999	1	1	0	0	0								2	0.00%	1.16%
\$ 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	1	0								1	0.00%	0.58%
Current Year	35	49	34	35	19								172		
Previous Year	34	40	50	57	58								239		
Change from last month		40.00%	-30.61%	2.94%	-45.71%										
Change from last year	2.94%	22.50%	-32.00%	-38.60%	-67.24%										
Current YTD	35	84	118	153	172										
Previous YTD	34	74	124	181	239	239	239	239	239	239	239	239			
% Change YTD	2.94%	13.51%	-4.84%	-15.47%	-28.03%										



**East Pasco Association 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	0	0	0	0	1								1	50.00%	6.67%
\$ 50,000 - 59,999	0	2	0	0	0								2	0.00%	13.33%
\$ 60,000 - 69,999	0	0	0	0	0								0	0.00%	0.00%
\$ 70,000 - 79,999	2	0	0	1	0								3	0.00%	20.00%
\$ 80,000 - 89,999	1	0	0	0	0								1	0.00%	6.67%
\$ 90,000 - 99,999	0	0	0	0	0								0	0.00%	0.00%
\$ 100,000 - 119,999	0	1	0	0	1								2	50.00%	13.33%
\$ 120,000 - 139,999	0	2	1	0	0								3	0.00%	20.00%
\$ 140,000 - 159,999	0	0	0	0	0								0	0.00%	0.00%
\$ 160,000 - 179,999	0	0	1	0	0								1	0.00%	6.67%
\$ 180,000 - 199,999	0	1	0	0	0								1	0.00%	6.67%
\$ 200,000 - 249,999	0	0	1	0	0								1	0.00%	6.67%
\$ 250,000 - 299,999	0	0	0	0	0								0	0.00%	0.00%
\$ 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	3	6	3	1	2								15		
Previous Year	3	4	8	1	8								24		
Change from last month		100.00%	-50.00%	-66.67%	100.00%										
Change from last year	0.00%	50.00%	-62.50%	0.00%	-75.00%										
Current YTD	3	9	12	13	15										
Previous YTD	3	7	15	16	24	24	24	24	24	24	24	24			
% Change YTD	0.00%	28.57%	-20.00%	-18.75%	-37.50%										



East Pasco Association 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	1	0	0	1	1								3	4.00%	1.40%
\$ 50,000 - 59,999	0	3	0	1	0								4	0.00%	1.87%
\$ 60,000 - 69,999	1	3	1	0	1								6	4.00%	2.80%
\$ 70,000 - 79,999	3	2	1	3	1								10	4.00%	4.67%
\$ 80,000 - 89,999	3	2	2	0	0								7	0.00%	3.27%
\$ 90,000 - 99,999	1	2	1	0	0								4	0.00%	1.87%
\$ 100,000 - 119,999	2	2	2	1	3								10	12.00%	4.67%
\$ 120,000 - 139,999	0	5	3	2	0								10	0.00%	4.67%
\$ 140,000 - 159,999	4	4	3	5	2								18	8.00%	8.41%
\$ 160,000 - 179,999	6	3	6	4	0								19	0.00%	8.88%
\$ 180,000 - 199,999	1	5	2	6	4								18	16.00%	8.41%
\$ 200,000 - 249,999	12	11	11	8	6								48	24.00%	22.43%
\$ 250,000 - 299,999	3	4	3	7	2								19	8.00%	8.88%
\$ 300,000 - 349,999	2	10	2	0	1								15	4.00%	7.01%
\$ 350,000 - 399,999	0	1	2	1	1								5	4.00%	2.34%
\$ 400,000 - 499,999	2	1	2	1	2								8	8.00%	3.74%
\$ 500,000 - 599,999	1	1	0	1	0								3	0.00%	1.40%
\$ 600,000 - 699,999	1	1	0	1	1								4	4.00%	1.87%
\$ 700,000 - 799,999	1	1	0	0	0								2	0.00%	0.93%
\$ 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	1	0								1	0.00%	0.47%
Current Year	44	61	41	43	25								214		
Previous Year	37	44	59	58	67								265		
Change from last month		38.64%	-32.79%	4.88%	-41.86%										
Change from last year	18.92%	38.64%	-30.51%	-25.86%	-62.69%										
Current YTD	44	105	146	189	214										
Previous YTD	37	81	140	198	265	265	265	265	265	265	265	265			
% Change YTD	18.92%	29.63%	4.29%	-4.55%	-19.25%										



East 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	2	2	0	0	0								4	0.00%	1.87%
2	12	17	15	13	7								64	28.00%	29.91%
3	14	25	16	20	9								84	36.00%	39.25%
4	14	17	9	6	7								53	28.00%	24.77%
5	2	0	1	4	2								9	8.00%	4.21%
6+	0	0	0	0	0								0	0.00%	0.00%
Total	44	61	41	43	25	0	0	0	0	0	0	0	214	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	5	8	3	8	1								25	4.00%	11.68%
2	32	44	34	29	21								160	84.00%	74.77%
3	6	8	4	4	3								25	12.00%	11.68%
4	1	1	0	0	0								2	0.00%	0.93%
5	0	0	0	2	0								2	0.00%	0.93%
6+	0	0	0	0	0								0	0.00%	0.00%
Total	44	61	41	43	25	0	0	0	0	0	0	0	214	100.00%	100.00%



East Pasco Association 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	33	45	28	29	17								152	68.00%	71.03%
Manufactured Home	6	6	4	7	4								27	16.00%	12.62%
Villa	2	4	6	6	2								20	8.00%	9.35%
Condominium	3	4	1	1	1								10	4.00%	4.67%
Townhouse	0	2	2	0	1								5	4.00%	2.34%
Total	44	61	41	43	25	0	0	0	0	0	0	0	214	100.00%	100.00%



East 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	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$ 1 - 49,999	1	4.00%	19,950	15,000	75.00%	33	1	1.0
\$ 50,000 - 59,999	0	0.00%	0	0	0.00%		1	
\$ 60,000 - 69,999	1	4.00%	64,900	64,900	100.00%	60	2	2.0
\$ 70,000 - 79,999	1	4.00%	77,000	75,000	97.00%	222	1	1.0
\$ 80,000 - 89,999	0	0.00%	0	0	0.00%		0	
\$ 90,000 - 99,999	0	0.00%	0	0	0.00%		1	
\$ 100,000 - 119,999	3	12.00%	123,667	112,333	91.00%	176	2	0.7
\$ 120,000 - 139,999	0	0.00%	0	0	0.00%		0	
\$ 140,000 - 159,999	2	8.00%	158,000	152,500	97.00%	120	5	2.5
\$ 160,000 - 179,999	0	0.00%	0	0	0.00%		2	
\$ 180,000 - 199,999	4	16.00%	192,425	185,500	96.00%	118	2	0.5
\$ 200,000 - 249,999	6	24.00%	223,167	222,383	100.00%	85	3	0.5
\$ 250,000 - 299,999	2	8.00%	292,840	277,890	95.00%	40	6	3.0
\$ 300,000 - 349,999	1	4.00%	309,900	302,000	97.00%	77	5	5.0
\$ 350,000 - 399,999	1	4.00%	379,000	369,000	97.00%	62	0	0.0
\$ 400,000 - 499,999	2	8.00%	473,095	441,250	93.00%	93	3	1.5
\$ 500,000 - 599,999	0	0.00%	0	0	0.00%		5	
\$ 600,000 - 699,999	1	4.00%	649,900	629,900	97.00%	69	2	2.0
\$ 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%		1	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		2	
Totals	25	100.00%	233,129	224,495	96.00%	101	46	1.8

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.



East 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	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$ 1 - 49,999	3	1.40%	30,250	25,833	85.00%	62	1	1.7
\$ 50,000 - 59,999	4	1.87%	59,200	54,750	92.00%	43	1	1.3
\$ 60,000 - 69,999	6	2.80%	68,450	65,967	96.00%	92	2	1.7
\$ 70,000 - 79,999	10	4.67%	80,410	75,180	93.00%	56	1	0.5
\$ 80,000 - 89,999	7	3.27%	86,157	83,643	97.00%	48	0	0.0
\$ 90,000 - 99,999	4	1.87%	93,225	93,750	101.00%	52	1	1.3
\$ 100,000 - 119,999	10	4.67%	124,770	113,950	91.00%	85	2	1.0
\$ 120,000 - 139,999	10	4.67%	132,560	129,820	98.00%	59	0	0.0
\$ 140,000 - 159,999	18	8.41%	155,761	151,739	97.00%	47	5	1.4
\$ 160,000 - 179,999	19	8.88%	173,815	169,458	97.00%	58	2	0.5
\$ 180,000 - 199,999	18	8.41%	194,683	186,833	96.00%	85	2	0.6
\$ 200,000 - 249,999	48	22.43%	230,072	224,659	98.00%	71	3	0.3
\$ 250,000 - 299,999	19	8.88%	279,331	272,093	97.00%	86	6	1.6
\$ 300,000 - 349,999	15	7.01%	331,976	325,603	98.00%	67	5	1.7
\$ 350,000 - 399,999	5	2.34%	392,280	366,800	94.00%	129	0	0.0
\$ 400,000 - 499,999	8	3.74%	469,236	454,363	97.00%	79	3	1.9
\$ 500,000 - 599,999	3	1.40%	598,267	575,500	96.00%	19	5	8.3
\$ 600,000 - 699,999	4	1.87%	657,450	632,475	96.00%	75	2	2.5
\$ 700,000 - 799,999	2	0.93%	742,400	727,500	98.00%	140	1	2.5
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		1	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		1	
\$ 1,000,000 - and over	1	0.47%	1,999,000	1,699,000	85.00%	136	2	10.0
Totals	214	100.00%	232,038	223,706	96.00%	70	46	1.1

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.



East 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	55	208,256	198,956	96%	83	297	5.4
7/1/2015	51	199,722	187,086	94%	76	309	6.1
8/1/2015	54	153,950	148,428	96%	108	296	5.5
9/1/2015	50	180,308	173,687	96%	106	295	5.9
10/1/2015	44	161,013	147,099	91%	77	284	6.5
11/1/2015	43	189,750	178,330	94%	92	295	6.9
12/1/2015	45	185,078	177,714	96%	66	276	6.1
1/1/2016	47	195,430	181,502	93%	98	248	5.3
2/1/2016	45	161,001	154,943	96%	82	237	5.3
3/1/2016	62	186,947	175,397	94%	92	222	3.6
4/1/2016	71	171,677	164,800	96%	59	200	2.8
5/1/2016	61	191,154	183,392	96%	83	199	3.3
6/1/2016	42	202,983	197,502	97%	76	206	4.9
7/1/2016	39	180,351	171,854	95%	47	211	5.4
8/1/2016	49	201,869	196,374	97%	52	213	4.3
9/1/2016	57	179,953	172,722	96%	87	218	3.8
10/1/2016	38	181,218	176,421	97%	74	232	6.1
11/1/2016	54	184,411	174,564	95%	71	226	4.2
12/1/2016	52	179,029	171,674	96%	68	228	4.4
1/1/2017	39	166,249	154,795	93%	59	208	5.3
2/1/2017	53	172,924	166,151	96%	65	200	3.8
3/1/2017	61	203,449	196,752	97%	61	207	3.4
4/1/2017	64	219,338	213,774	97%	56	197	3.1
5/1/2017	63	183,203	178,977	98%	58	192	3.0
6/1/2017	54	192,026	187,627	98%	63	205	3.8
7/1/2017	56	191,744	187,493	98%	74	222	4.0
8/1/2017	38	200,279	196,072	98%	41	218	5.7
9/1/2017	43	195,416	171,664	88%	120	237	5.5
10/1/2017	54	211,385	205,648	97%	53	229	4.2
11/1/2017	49	202,561	188,714	93%	58	216	4.4
12/1/2017	70	250,816	237,970	95%	70	197	2.8
1/1/2018	37	184,689	178,000	96%	62	216	5.8
2/1/2018	44	214,893	205,739	96%	60	195	4.4
3/1/2018	59	209,782	203,493	97%	51	198	3.4
4/1/2018	58	240,689	224,517	93%	75	200	3.4
5/1/2018	67	219,396	213,016	97%	123	187	2.8
6/1/2018	66	202,134	197,815	98%	57	201	3.0
7/1/2018	67	268,964	260,017	97%	62	203	3.0
8/1/2018	72	221,891	215,993	97%	62	190	2.6
9/1/2018	55	217,478	210,590	97%	57	179	3.3
10/1/2018	73	217,780	211,457	97%	66	183	2.5
11/1/2018	67	216,355	211,928	98%	65	195	2.9
12/1/2018	49	224,949	216,745	96%	54	170	3.5
1/1/2019	44	226,966	218,834	96%	66	182	4.1
2/1/2019	61	225,154	218,994	97%	51	162	2.7
3/1/2019	41	213,727	207,631	97%	93	110	2.7
4/1/2019	43	263,820	250,245	95%	61	80	1.9
5/1/2019	25	233,129	224,495	96%	101	46	1.8

Board/Association: East Pasco
 State: FL
 Month: May

Year: 2019

National Association of Realtors®
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 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								
\$ 30,000 - \$ 39,999								
\$ 40,000 - \$ 49,999								
\$ 50,000 - \$ 59,999								
\$ 60,000 - \$ 69,999								
\$ 70,000 - \$ 79,999								
\$ 80,000 - \$ 89,999								
\$ 90,000 - \$ 99,999								
\$ 100,000 - \$ 119,999			1					1
\$ 120,000 - \$ 139,999								
\$ 140,000 - \$ 159,999	1		1					2
\$ 160,000 - \$ 179,999								
\$ 180,000 - \$ 199,999	2		1					3
\$ 200,000 - \$ 249,999			2	4				6
\$ 250,000 - \$ 299,999				2				2
\$ 300,000 - \$ 399,999				2				2
\$ 400,000 - \$ 499,999			1	1				2
\$ 500,000 - \$ 549,999								
\$ 550,000 - \$ 599,999								
\$ 600,000 - \$ 699,999			1					1
\$ 700,000 - \$ 799,999								
\$ 800,000 - \$ 899,999								
\$ 900,000 - \$ 999,999								
\$ 1,000,000 - and over								
Totals:	3	7	9	19				

**Condominium / Cooperative Units
 Number of Bedrooms**

2 or less		3		4 or more		Total	
	1						1
	2	0	0	2			2

**Active Listings
 (Unsold Homes)**

Single-Family Listings	Condo/Co-op Listings
	1
	1
1	
1	
4	
1	
	1
3	
6	
5	
3	
1	
4	
	1
1	
1	
1	
2	
34	4

**Sales Pending
 (Under Contract)**

Single-Family Listings	Condo/Co-op Listings
During Month	During Month
19	1

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	1	
31 - 60	1	1
61 - 90	10	
91 - 120	2	
121 - and over	5	1
Totals	19	2