



**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	4	8	4								27	0.74%	1.16%
\$ 50,000 - 59,999	5	3	4	1	4								17	0.74%	0.73%
\$ 60,000 - 69,999	6	2	9	2	2								21	0.37%	0.90%
\$ 70,000 - 79,999	8	9	8	8	7								40	1.30%	1.72%
\$ 80,000 - 89,999	8	10	12	17	10								57	1.86%	2.45%
\$ 90,000 - 99,999	6	15	16	16	8								61	1.49%	2.62%
\$ 100,000 - 119,999	23	32	31	38	45								169	8.38%	7.27%
\$ 120,000 - 139,999	33	42	46	44	61								226	11.36%	9.72%
\$ 140,000 - 159,999	42	52	53	65	66								278	12.29%	11.96%
\$ 160,000 - 179,999	44	35	45	70	59								253	10.99%	10.89%
\$ 180,000 - 199,999	26	32	58	55	36								207	6.70%	8.91%
\$ 200,000 - 249,999	43	54	87	103	88								375	16.39%	16.14%
\$ 250,000 - 299,999	34	36	57	67	57								251	10.61%	10.80%
\$ 300,000 - 349,999	17	27	34	38	40								156	7.45%	6.71%
\$ 350,000 - 399,999	7	12	15	22	19								75	3.54%	3.23%
\$ 400,000 - 499,999	8	7	14	17	23								69	4.28%	2.97%
\$ 500,000 - 599,999	3	5	2	4	4								18	0.74%	0.77%
\$ 600,000 - 699,999	1	0	3	1	3								8	0.56%	0.34%
\$ 700,000 - 799,999	1	0	3	3	1								8	0.19%	0.34%
\$ 800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$ 900,000 - 999,999	1	2	0	0	0								3	0.00%	0.13%
\$ 1,000,000 - and over	5	0	0	0	0								5	0.00%	0.22%
Current Year	325	382	501	579	537								2,324		
Previous Year	333	330	487	500	584								2,234		
Change from last month		17.54%	31.15%	15.57%	-7.25%										
Change from last year	-2.40%	15.76%	2.87%	15.80%	-8.05%										
Current YTD	325	707	1,208	1,787	2,324										
Previous YTD	333	663	1,150	1,650	2,234	2,234	2,234	2,234	2,234	2,234	2,234	2,234			
% Change YTD	-2.40%	6.64%	5.04%	8.30%	4.03%										



**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	2								30	2.74%	9.04%
\$ 50,000 - 59,999	3	1	2	8	7								21	9.59%	6.33%
\$ 60,000 - 69,999	5	4	5	6	7								27	9.59%	8.13%
\$ 70,000 - 79,999	3	3	8	4	9								27	12.33%	8.13%
\$ 80,000 - 89,999	4	6	5	7	6								28	8.22%	8.43%
\$ 90,000 - 99,999	3	3	2	4	5								17	6.85%	5.12%
\$ 100,000 - 119,999	5	4	7	7	7								30	9.59%	9.04%
\$ 120,000 - 139,999	7	8	9	7	8								39	10.96%	11.75%
\$ 140,000 - 159,999	0	3	13	4	0								20	0.00%	6.02%
\$ 160,000 - 179,999	3	3	4	8	4								22	5.48%	6.63%
\$ 180,000 - 199,999	7	4	6	4	8								29	10.96%	8.73%
\$ 200,000 - 249,999	4	1	5	11	4								25	5.48%	7.53%
\$ 250,000 - 299,999	2	0	0	3	1								6	1.37%	1.81%
\$ 300,000 - 349,999	0	0	1	1	3								5	4.11%	1.51%
\$ 350,000 - 399,999	1	2	0	0	1								4	1.37%	1.20%
\$ 400,000 - 499,999	0	1	0	0	1								2	1.37%	0.60%
\$ 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	56	50	71	82	73								332		
Previous Year	36	70	66	65	73								310		
Change from last month		-10.71%	42.00%	15.49%	-10.98%										
Change from last year	55.56%	-28.57%	7.58%	26.15%	0.00%										
Current YTD	56	106	177	259	332										
Previous YTD	36	106	172	237	310	310	310	310	310	310	310	310			
% Change YTD	55.56%	0.00%	2.91%	9.28%	7.10%										



**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	12	17	9								71	1.43%	2.60%
\$ 50,000 - 59,999	10	4	6	12	13								45	2.07%	1.65%
\$ 60,000 - 69,999	11	10	14	10	11								56	1.75%	2.05%
\$ 70,000 - 79,999	14	16	16	15	17								78	2.71%	2.86%
\$ 80,000 - 89,999	12	18	17	25	18								90	2.87%	3.30%
\$ 90,000 - 99,999	9	18	19	20	14								80	2.23%	2.93%
\$ 100,000 - 119,999	28	39	41	48	56								212	8.92%	7.77%
\$ 120,000 - 139,999	41	50	55	51	69								266	10.99%	9.75%
\$ 140,000 - 159,999	42	55	67	69	67								300	10.67%	10.99%
\$ 160,000 - 179,999	47	38	50	79	65								279	10.35%	10.22%
\$ 180,000 - 199,999	33	36	64	60	44								237	7.01%	8.68%
\$ 200,000 - 249,999	47	56	94	115	92								404	14.65%	14.80%
\$ 250,000 - 299,999	36	36	57	70	58								257	9.24%	9.42%
\$ 300,000 - 349,999	17	27	35	39	43								161	6.85%	5.90%
\$ 350,000 - 399,999	8	14	15	22	20								79	3.18%	2.89%
\$ 400,000 - 499,999	8	9	14	17	24								72	3.82%	2.64%
\$ 500,000 - 599,999	3	5	2	4	4								18	0.64%	0.66%
\$ 600,000 - 699,999	1	0	3	1	3								8	0.48%	0.29%
\$ 700,000 - 799,999	1	0	3	3	1								8	0.16%	0.29%
\$ 800,000 - 899,999	0	0	0	0	0								0	0.00%	0.00%
\$ 900,000 - 999,999	1	2	0	0	0								3	0.00%	0.11%
\$ 1,000,000 - and over	5	0	0	0	0								5	0.00%	0.18%
Current Year	390	450	584	677	628								2,729		
Previous Year	373	401	555	566	663								2,558		
Change from last month		15.38%	29.78%	15.92%	-7.24%										
Change from last year	4.56%	12.22%	5.23%	19.61%	-5.28%										
Current YTD	390	840	1,424	2,101	2,729										
Previous YTD	373	774	1,329	1,895	2,558	2,558	2,558	2,558	2,558	2,558	2,558	2,558			
% Change YTD	4.56%	8.53%	7.15%	10.87%	6.68%										



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	1								1	0.16%	0.04%
1	13	11	8	13	13								58	2.07%	2.13%
2	134	160	211	241	236								982	37.58%	35.98%
3	171	199	262	287	262								1,181	41.72%	43.28%
4	61	64	86	112	103								426	16.40%	15.61%
5	9	15	13	22	12								71	1.91%	2.60%
6+	2	1	4	2	1								10	0.16%	0.37%
Total	390	450	584	677	628	0	0	0	0	0	0	0	2,729	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	78	69								325	10.99%	11.91%
2	280	337	448	506	483								2,054	76.91%	75.27%
3	47	44	67	83	70								311	11.15%	11.40%
4	6	6	7	9	6								34	0.96%	1.25%
5	1	0	2	0	0								3	0.00%	0.11%
6+	1	0	0	1	0								2	0.00%	0.07%
Total	390	450	584	677	628	0	0	0	0	0	0	0	2,729	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	542	504								2,204	80.25%	80.76%
Condominium	46	42	56	61	57								262	9.08%	9.60%
Villa	13	15	22	37	33								120	5.25%	4.40%
Manufactured Home	9	17	12	16	16								70	2.55%	2.57%
Townhouse	10	8	15	21	16								70	2.55%	2.57%
1/2 Duplex	0	0	0	0	2								2	0.32%	0.07%
Farm	0	1	0	0	0								1	0.00%	0.04%
Total	390	450	584	677	628	0	0	0	0	0	0	0	2,729	100.00%	100.00%



West Pasco Board 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	9	1.43%	94,522	30,483	32.00%	72	16	1.8
\$ 50,000 - 59,999	13	2.07%	62,408	54,646	88.00%	80	22	1.7
\$ 60,000 - 69,999	11	1.75%	68,409	65,598	96.00%	31	25	2.3
\$ 70,000 - 79,999	17	2.71%	76,688	74,335	97.00%	68	25	1.5
\$ 80,000 - 89,999	18	2.87%	93,872	84,361	90.00%	56	23	1.3
\$ 90,000 - 99,999	14	2.23%	101,950	94,493	93.00%	61	21	1.5
\$ 100,000 - 119,999	56	8.92%	117,213	111,762	95.00%	61	76	1.4
\$ 120,000 - 139,999	69	10.99%	133,510	129,367	97.00%	49	107	1.6
\$ 140,000 - 159,999	67	10.67%	154,926	149,124	96.00%	41	74	1.1
\$ 160,000 - 179,999	65	10.35%	173,973	170,000	98.00%	36	77	1.2
\$ 180,000 - 199,999	44	7.01%	192,666	189,597	98.00%	52	89	2.0
\$ 200,000 - 249,999	92	14.65%	229,269	224,705	98.00%	53	247	2.7
\$ 250,000 - 299,999	58	9.24%	282,661	275,757	98.00%	50	217	3.7
\$ 300,000 - 349,999	43	6.85%	329,749	319,875	97.00%	62	137	3.2
\$ 350,000 - 399,999	20	3.18%	392,300	378,067	96.00%	54	100	5.0
\$ 400,000 - 499,999	24	3.82%	448,273	437,300	98.00%	86	97	4.0
\$ 500,000 - 599,999	4	0.64%	577,925	556,450	96.00%	50	57	14.3
\$ 600,000 - 699,999	3	0.48%	652,967	630,000	96.00%	80	33	11.0
\$ 700,000 - 799,999	1	0.16%	749,000	740,000	99.00%	5	15	15.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		3	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		26	
Totals	628	100.00%	203,929	196,996	97.00%	53	1,502	2.4

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®

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	71	2.60%	77,575	31,974	41.00%	97	16	1.1
\$ 50,000 - 59,999	45	1.65%	61,708	54,704	89.00%	87	22	2.4
\$ 60,000 - 69,999	56	2.05%	69,410	65,398	94.00%	62	25	2.2
\$ 70,000 - 79,999	78	2.86%	80,010	75,065	94.00%	65	25	1.6
\$ 80,000 - 89,999	90	3.30%	89,760	84,472	94.00%	49	23	1.3
\$ 90,000 - 99,999	80	2.93%	99,798	94,723	95.00%	55	21	1.3
\$ 100,000 - 119,999	212	7.77%	115,617	110,230	95.00%	64	76	1.8
\$ 120,000 - 139,999	266	9.75%	133,637	129,143	97.00%	52	107	2.0
\$ 140,000 - 159,999	300	10.99%	153,289	149,392	97.00%	53	74	1.2
\$ 160,000 - 179,999	279	10.22%	173,947	168,927	97.00%	48	77	1.4
\$ 180,000 - 199,999	237	8.68%	192,623	188,790	98.00%	58	89	1.9
\$ 200,000 - 249,999	404	14.80%	227,917	222,602	98.00%	61	247	3.1
\$ 250,000 - 299,999	257	9.42%	278,236	272,027	98.00%	61	217	4.2
\$ 300,000 - 349,999	161	5.90%	329,637	320,157	97.00%	75	137	4.3
\$ 350,000 - 399,999	79	2.89%	382,098	373,655	98.00%	71	100	6.3
\$ 400,000 - 499,999	72	2.64%	453,951	439,194	97.00%	82	97	6.7
\$ 500,000 - 599,999	18	0.66%	567,747	550,439	97.00%	140	57	15.8
\$ 600,000 - 699,999	8	0.29%	685,463	648,563	95.00%	64	33	20.6
\$ 700,000 - 799,999	8	0.29%	789,838	760,000	96.00%	148	15	9.4
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		15	
\$ 900,000 - 999,999	3	0.11%	982,997	950,000	97.00%	132	3	5.0
\$ 1,000,000 - and over	5	0.18%	1,357,180	1,251,000	92.00%	77	26	26.0
Totals	2,729	100.00%	200,068	192,983	96.00%	61	1,502	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
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	1,634	2.8
7/1/2018	527	206,225	199,051	97%	54	1,639	3.1
8/1/2018	508	200,257	193,128	96%	52	1,659	3.3
9/1/2018	471	195,708	189,145	97%	51	1,706	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	1,830	4.0
1/1/2019	390	204,229	194,494	95%	67	1,906	4.9
2/1/2019	450	191,723	184,141	96%	61	1,849	4.1
3/1/2019	584	198,740	192,796	97%	64	1,700	2.9
4/1/2019	677	200,782	194,430	97%	64	1,583	2.3
5/1/2019	628	203,929	196,996	97%	53	1,502	2.4

