



**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	3							30	0.58%	1.05%
\$ 50,000 - 59,999	5	3	4	1	4	3							20	0.58%	0.70%
\$ 60,000 - 69,999	6	2	9	2	2	3							24	0.58%	0.84%
\$ 70,000 - 79,999	8	9	8	8	7	9							49	1.74%	1.72%
\$ 80,000 - 89,999	8	10	12	17	10	7							64	1.35%	2.25%
\$ 90,000 - 99,999	6	15	16	16	8	10							71	1.93%	2.50%
\$ 100,000 - 119,999	23	32	31	38	46	34							204	6.56%	7.17%
\$ 120,000 - 139,999	33	42	46	44	61	58							284	11.20%	9.98%
\$ 140,000 - 159,999	42	52	53	65	66	48							326	9.27%	11.46%
\$ 160,000 - 179,999	44	35	45	70	59	53							306	10.23%	10.76%
\$ 180,000 - 199,999	26	32	58	55	36	37							244	7.14%	8.58%
\$ 200,000 - 249,999	43	54	87	102	89	100							475	19.31%	16.70%
\$ 250,000 - 299,999	34	36	57	68	57	83							335	16.02%	11.78%
\$ 300,000 - 349,999	17	27	34	38	40	29							185	5.60%	6.50%
\$ 350,000 - 399,999	7	12	15	22	19	16							91	3.09%	3.20%
\$ 400,000 - 499,999	8	7	14	17	23	14							83	2.70%	2.92%
\$ 500,000 - 599,999	3	5	2	4	4	5							23	0.97%	0.81%
\$ 600,000 - 699,999	1	0	3	1	3	2							10	0.39%	0.35%
\$ 700,000 - 799,999	1	0	3	3	2	2							11	0.39%	0.39%
\$ 800,000 - 899,999	0	0	0	0	0	2							2	0.39%	0.07%
\$ 900,000 - 999,999	1	2	0	0	0	0							3	0.00%	0.11%
\$ 1,000,000 - and over	5	0	0	0	0	0							5	0.00%	0.18%
Current Year	325	382	501	579	540	518							2,845		
Previous Year	333	330	487	500	584	500							2,734		
Change from last month		17.54%	31.15%	15.57%	-6.74%	-4.07%									
Change from last year	-2.40%	15.76%	2.87%	15.80%	-7.53%	3.60%									
Current YTD	325	707	1,208	1,787	2,327	2,845									
Previous YTD	333	663	1,150	1,650	2,234	2,734	2,734	2,734	2,734	2,734	2,734	2,734			
% Change YTD	-2.40%	6.64%	5.04%	8.30%	4.16%	4.06%									



**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	3							33	4.29%	8.21%
\$ 50,000 - 59,999	3	1	2	8	7	2							23	2.86%	5.72%
\$ 60,000 - 69,999	5	4	5	6	7	5							32	7.14%	7.96%
\$ 70,000 - 79,999	3	3	8	4	9	9							36	12.86%	8.96%
\$ 80,000 - 89,999	4	6	5	7	6	8							36	11.43%	8.96%
\$ 90,000 - 99,999	3	3	2	4	5	2							19	2.86%	4.73%
\$ 100,000 - 119,999	5	4	7	7	7	1							31	1.43%	7.71%
\$ 120,000 - 139,999	7	8	9	7	8	8							47	11.43%	11.69%
\$ 140,000 - 159,999	0	3	12	5	0	5							25	7.14%	6.22%
\$ 160,000 - 179,999	3	3	4	7	4	5							26	7.14%	6.47%
\$ 180,000 - 199,999	7	4	7	4	8	9							39	12.86%	9.70%
\$ 200,000 - 249,999	4	1	5	11	4	8							33	11.43%	8.21%
\$ 250,000 - 299,999	2	0	0	3	1	3							9	4.29%	2.24%
\$ 300,000 - 349,999	0	0	1	1	3	0							5	0.00%	1.24%
\$ 350,000 - 399,999	1	2	0	0	1	0							4	0.00%	1.00%
\$ 400,000 - 499,999	0	1	0	0	1	0							2	0.00%	0.50%
\$ 500,000 - 599,999	0	0	0	0	0	2							2	2.86%	0.50%
\$ 600,000 - 699,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	56	50	71	82	73	70							402		
Previous Year	36	70	66	65	73	76							386		
Change from last month		-10.71%	42.00%	15.49%	-10.98%	-4.11%									
Change from last year	55.56%	-28.57%	7.58%	26.15%	0.00%	-7.89%									
Current YTD	56	106	177	259	332	402									
Previous YTD	36	106	172	237	310	386	386	386	386	386	386	386			
% Change YTD	55.56%	0.00%	2.91%	9.28%	7.10%	4.15%									



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	8							79	1.31%	2.36%
\$ 50,000 - 59,999	10	4	6	12	13	7							52	1.14%	1.55%
\$ 60,000 - 69,999	11	10	14	10	11	10							66	1.63%	1.97%
\$ 70,000 - 79,999	14	16	16	15	17	22							100	3.59%	2.99%
\$ 80,000 - 89,999	12	18	17	25	18	17							107	2.77%	3.20%
\$ 90,000 - 99,999	9	18	19	20	14	14							94	2.28%	2.81%
\$ 100,000 - 119,999	28	39	41	48	57	38							251	6.20%	7.50%
\$ 120,000 - 139,999	41	50	55	51	69	67							333	10.93%	9.96%
\$ 140,000 - 159,999	42	55	66	70	67	56							356	9.14%	10.64%
\$ 160,000 - 179,999	47	38	50	78	65	58							336	9.46%	10.04%
\$ 180,000 - 199,999	33	36	65	60	44	49							287	7.99%	8.58%
\$ 200,000 - 249,999	47	56	94	114	93	108							512	17.62%	15.31%
\$ 250,000 - 299,999	36	36	57	71	58	87							345	14.19%	10.31%
\$ 300,000 - 349,999	17	27	35	39	43	29							190	4.73%	5.68%
\$ 350,000 - 399,999	8	14	15	22	20	16							95	2.61%	2.84%
\$ 400,000 - 499,999	8	9	14	17	24	14							86	2.28%	2.57%
\$ 500,000 - 599,999	3	5	2	4	4	7							25	1.14%	0.75%
\$ 600,000 - 699,999	1	0	3	1	3	2							10	0.33%	0.30%
\$ 700,000 - 799,999	1	0	3	3	2	2							11	0.33%	0.33%
\$ 800,000 - 899,999	0	0	0	0	0	2							2	0.33%	0.06%
\$ 900,000 - 999,999	1	2	0	0	0	0							3	0.00%	0.09%
\$ 1,000,000 - and over	5	0	0	0	0	0							5	0.00%	0.15%
Current Year	390	450	584	677	631	613							3,345		
Previous Year	373	401	555	566	663	583							3,141		
Change from last month		15.38%	29.78%	15.92%	-6.79%	-2.85%									
Change from last year	4.56%	12.22%	5.23%	19.61%	-4.83%	5.15%									
Current YTD	390	840	1,424	2,101	2,732	3,345									
Previous YTD	373	774	1,329	1,895	2,558	3,141	3,141	3,141	3,141	3,141	3,141	3,141			
% Change YTD	4.56%	8.53%	7.15%	10.87%	6.80%	6.49%									



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	0							1	0.00%	0.03%
1	13	11	8	13	13	8							66	1.31%	1.97%
2	134	160	211	241	237	213							1,196	34.75%	35.75%
3	171	199	262	287	263	265							1,447	43.23%	43.26%
4	61	64	86	112	104	103							530	16.80%	15.84%
5	9	15	13	22	12	23							94	3.75%	2.81%
6+	2	1	4	2	1	1							11	0.16%	0.33%
Total	390	450	584	677	631	613	0	0	0	0	0	0	3,345	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	70	71							397	11.58%	11.87%
2	280	337	448	506	484	468							2,523	76.35%	75.43%
3	47	44	67	83	70	66							377	10.77%	11.27%
4	6	6	7	9	7	7							42	1.14%	1.26%
5	1	0	2	0	0	1							4	0.16%	0.12%
6+	1	0	0	1	0	0							2	0.00%	0.06%
Total	390	450	584	677	631	613	0	0	0	0	0	0	3,345	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	507	497							2,704	81.08%	80.84%
Condominium	46	42	56	61	57	49							311	7.99%	9.30%
Villa	13	15	22	37	33	21							141	3.43%	4.22%
Manufactured Home	9	17	12	16	16	25							95	4.08%	2.84%
Townhouse	10	8	15	21	16	21							91	3.43%	2.72%
1/2 Duplex	0	0	0	0	2	0							2	0.00%	0.06%
Farm	0	1	0	0	0	0							1	0.00%	0.03%
Total	390	450	584	677	631	613	0	0	0	0	0	0	3,345	100.00%	100.00%



West Pasco Board of Realtors®
Multiple Listing One Month Sales and Inventory Report - June 1 to June 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	8	1.31%	67,200	33,350	50.00%	70	18	2.3
\$ 50,000 - 59,999	7	1.14%	65,400	52,429	80.00%	43	20	2.9
\$ 60,000 - 69,999	10	1.63%	68,270	63,740	93.00%	91	23	2.3
\$ 70,000 - 79,999	22	3.59%	81,506	74,663	92.00%	57	19	0.9
\$ 80,000 - 89,999	17	2.77%	89,953	85,247	95.00%	38	25	1.5
\$ 90,000 - 99,999	14	2.28%	98,321	93,214	95.00%	37	24	1.7
\$ 100,000 - 119,999	38	6.20%	114,747	110,042	96.00%	50	75	2.0
\$ 120,000 - 139,999	67	10.93%	133,586	129,178	97.00%	49	107	1.6
\$ 140,000 - 159,999	56	9.14%	155,096	150,396	97.00%	63	64	1.1
\$ 160,000 - 179,999	58	9.46%	173,370	169,090	98.00%	33	73	1.3
\$ 180,000 - 199,999	49	7.99%	193,371	189,404	98.00%	51	89	1.8
\$ 200,000 - 249,999	108	17.62%	229,906	225,638	98.00%	47	233	2.2
\$ 250,000 - 299,999	87	14.19%	276,372	269,289	97.00%	65	195	2.2
\$ 300,000 - 349,999	29	4.73%	328,964	322,730	98.00%	54	132	4.6
\$ 350,000 - 399,999	16	2.61%	378,961	372,324	98.00%	61	106	6.6
\$ 400,000 - 499,999	14	2.28%	447,481	436,707	98.00%	53	97	6.9
\$ 500,000 - 599,999	7	1.14%	553,621	542,736	98.00%	83	45	6.4
\$ 600,000 - 699,999	2	0.33%	613,750	609,975	99.00%	132	28	14.0
\$ 700,000 - 799,999	2	0.33%	754,250	750,000	99.00%	18	17	8.5
\$ 800,000 - 899,999	2	0.33%	915,000	845,000	92.00%	98	14	7.0
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		4	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		21	
Totals	613	100.00%	207,320	201,388	97.00%	53	1,429	2.3

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 June 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	79	2.36%	76,524	32,114	42.00%	94	18	1.4
\$ 50,000 - 59,999	52	1.55%	62,205	54,398	87.00%	81	20	2.3
\$ 60,000 - 69,999	66	1.97%	69,238	65,056	94.00%	66	23	2.1
\$ 70,000 - 79,999	100	2.99%	80,339	74,976	93.00%	63	19	1.1
\$ 80,000 - 89,999	107	3.20%	89,790	84,595	94.00%	47	25	1.4
\$ 90,000 - 99,999	94	2.81%	99,578	94,498	95.00%	53	24	1.5
\$ 100,000 - 119,999	251	7.50%	115,481	110,191	95.00%	62	75	1.8
\$ 120,000 - 139,999	333	9.96%	133,627	129,135	97.00%	51	107	1.9
\$ 140,000 - 159,999	356	10.64%	153,531	149,514	97.00%	55	64	1.1
\$ 160,000 - 179,999	336	10.04%	173,933	168,943	97.00%	46	73	1.3
\$ 180,000 - 199,999	287	8.58%	192,637	188,871	98.00%	57	89	1.9
\$ 200,000 - 249,999	512	15.31%	228,286	223,216	98.00%	58	233	2.7
\$ 250,000 - 299,999	345	10.31%	277,771	271,365	98.00%	62	195	3.4
\$ 300,000 - 349,999	190	5.68%	329,534	320,549	97.00%	72	132	4.2
\$ 350,000 - 399,999	95	2.84%	381,570	373,477	98.00%	69	106	6.7
\$ 400,000 - 499,999	86	2.57%	452,898	438,789	97.00%	77	97	6.8
\$ 500,000 - 599,999	25	0.75%	563,792	548,282	97.00%	124	45	10.8
\$ 600,000 - 699,999	10	0.30%	671,120	640,845	95.00%	77	28	16.8
\$ 700,000 - 799,999	11	0.33%	784,282	761,809	97.00%	112	17	9.3
\$ 800,000 - 899,999	2	0.06%	915,000	845,000	92.00%	98	14	42.0
\$ 900,000 - 999,999	3	0.09%	982,997	950,000	97.00%	132	4	8.0
\$ 1,000,000 - and over	5	0.15%	1,357,180	1,251,000	92.00%	77	21	25.2
Totals	3,345	100.00%	201,567	194,699	97.00%	60	1,429	2.6

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
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	1,641	3.1
8/1/2018	508	200,257	193,128	96%	52	1,661	3.3
9/1/2018	471	195,708	189,145	97%	51	1,708	3.6
10/1/2018	520	195,773	189,970	97%	50	1,748	3.4
11/1/2018	513	195,613	187,723	96%	53	1,865	3.6
12/1/2018	463	198,460	191,809	97%	50	1,834	4.0
1/1/2019	390	204,229	194,494	95%	67	1,916	4.9
2/1/2019	450	191,723	184,141	96%	61	1,864	4.1
3/1/2019	584	198,740	192,826	97%	64	1,718	2.9
4/1/2019	677	200,782	194,425	97%	64	1,613	2.4
5/1/2019	631	204,811	197,883	97%	53	1,568	2.5
6/1/2019	613	207,320	201,388	97%	53	1,429	2.3

Sociation:	West Pasco
State:	FL
Month:	June

Year: 2019

National Association of Realtors®
700 Eleventh Street, NW
Washington, DC 20001-4507

Email: data@realtors.org
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Single-Family Units Number of Bedrooms

PRICE RANGE	2 or	3	4	Total
	less	or more		
\$ 1 - \$ 29,999	1		1	2
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999	3			3
\$ 60,000 - \$ 69,999	3			3
\$ 70,000 - \$ 79,999	8	1		9
\$ 80,000 - \$ 89,999	6	1		7
\$ 90,000 - \$ 99,999	5	5		10
\$ 100,000 - \$ 119,999	29	5		34
\$ 120,000 - \$ 139,999	41	16	1	58
\$ 140,000 - \$ 159,999	18	29	1	48
\$ 160,000 - \$ 179,999	17	27	9	53
\$ 180,000 - \$ 199,999	10	21	6	37
\$ 200,000 - \$ 249,999	14	59	27	100
\$ 250,000 - \$ 299,999	4	41	38	83
\$ 300,000 - \$ 399,999		24	21	45
\$ 400,000 - \$ 499,999		4	10	14
\$ 500,000 - \$ 549,999			4	4
\$ 550,000 - \$ 599,999			1	1
\$ 600,000 - \$ 699,999		1	1	2
\$ 700,000 - \$ 799,999			2	2
\$ 800,000 - \$ 899,999			2	2
\$ 900,000 - \$ 999,999				
\$ 1,000,000 - and over				
Totals:	160	234	124	518

Condominium / Cooperative Units

Number of Bedrooms

[illegible]

Active Listings

(Unsold Homes)

Single-Family Listings	Condo/Co-op Listings
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4	1
	2
4	4
2	17
5	1
2	13
5	17
13	10
55	14
87	14
52	9
49	14
76	8
202	22
175	12
203	25
92	1
18	
21	1
24	
16	
13	1
4	
19	1
1141	197

Sales Pending

(Under Contract)

Single-Family Listings Condo/Co-op Listings

1	
	1
1	1
2	4
5	7
6	3
6	2
12	3
33	3
57	5
56	3
55	5
50	7
95	6
66	1
60	1
16	1
6	
5	
2	
1	
1	
2	
538	53

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	277	31
31 - 60	87	12
61 - 90	54	11
91 - 120	40	7
121 - and over	60	9
Totals	518	70