



**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	5	4					39	0.77%	1.01%
\$ 50,000 - 59,999	5	3	4	1	4	3	1	2					23	0.39%	0.60%
\$ 60,000 - 69,999	6	2	9	2	2	3	4	2					30	0.39%	0.78%
\$ 70,000 - 79,999	8	9	8	8	7	9	9	4					62	0.77%	1.61%
\$ 80,000 - 89,999	8	10	12	17	10	7	5	11					80	2.12%	2.07%
\$ 90,000 - 99,999	6	15	16	16	8	10	8	12					91	2.31%	2.36%
\$ 100,000 - 119,999	23	32	31	39	46	34	40	28					273	5.39%	7.07%
\$ 120,000 - 139,999	33	42	46	44	61	58	47	49					380	9.44%	9.84%
\$ 140,000 - 159,999	42	52	53	65	66	48	50	48					424	9.25%	10.98%
\$ 160,000 - 179,999	44	35	45	70	59	53	57	47					410	9.06%	10.62%
\$ 180,000 - 199,999	26	32	58	55	37	37	40	48					333	9.25%	8.63%
\$ 200,000 - 249,999	43	54	87	102	88	100	100	102					676	19.65%	17.51%
\$ 250,000 - 299,999	34	36	57	68	57	83	61	60					456	11.56%	11.81%
\$ 300,000 - 349,999	17	27	34	38	40	29	35	40					260	7.71%	6.74%
\$ 350,000 - 399,999	7	12	15	23	18	16	17	24					132	4.62%	3.42%
\$ 400,000 - 499,999	8	7	14	16	23	14	11	21					114	4.05%	2.95%
\$ 500,000 - 599,999	3	5	2	4	4	5	3	9					35	1.73%	0.91%
\$ 600,000 - 699,999	1	0	3	1	3	2	1	5					16	0.96%	0.41%
\$ 700,000 - 799,999	1	0	3	3	2	2	0	1					12	0.19%	0.31%
\$ 800,000 - 899,999	0	0	0	0	0	2	1	1					4	0.19%	0.10%
\$ 900,000 - 999,999	1	2	0	0	0	0	0	1					4	0.19%	0.10%
\$ 1,000,000 - and over	5	0	0	0	0	0	1	0					6	0.00%	0.16%
Current Year	325	382	501	580	539	518	496	519					3,860		
Previous Year	333	330	487	500	584	500	459	435					3,628		
Change from last month		17.54%	31.15%	15.77%	-7.07%	-3.90%	-4.25%	4.64%							
Change from last year	-2.40%	15.76%	2.87%	16.00%	-7.71%	3.60%	8.06%	19.31%							
Current YTD	325	707	1,208	1,788	2,327	2,845	3,341	3,860							
Previous YTD	333	663	1,150	1,650	2,234	2,734	3,193	3,628	3,628	3,628	3,628	3,628			
% Change YTD	-2.40%	6.64%	5.04%	8.36%	4.16%	4.06%	4.64%	6.39%							



**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	2	6					41	10.00%	7.78%
\$ 50,000 - 59,999	3	1	2	8	7	2	6	2					31	3.33%	5.88%
\$ 60,000 - 69,999	5	4	5	6	7	5	5	2					39	3.33%	7.40%
\$ 70,000 - 79,999	3	3	8	4	9	9	6	3					45	5.00%	8.54%
\$ 80,000 - 89,999	4	6	5	7	6	8	9	9					54	15.00%	10.25%
\$ 90,000 - 99,999	3	3	2	4	5	2	4	4					27	6.67%	5.12%
\$ 100,000 - 119,999	5	4	7	7	7	1	2	2					35	3.33%	6.64%
\$ 120,000 - 139,999	7	8	9	7	8	8	4	6					57	10.00%	10.82%
\$ 140,000 - 159,999	0	3	12	5	0	5	2	2					29	3.33%	5.50%
\$ 160,000 - 179,999	3	3	4	7	4	5	10	3					39	5.00%	7.40%
\$ 180,000 - 199,999	7	4	7	4	8	9	6	10					55	16.67%	10.44%
\$ 200,000 - 249,999	4	1	5	11	4	8	3	4					40	6.67%	7.59%
\$ 250,000 - 299,999	2	0	0	3	1	3	3	1					13	1.67%	2.47%
\$ 300,000 - 349,999	0	0	1	1	3	0	1	2					8	3.33%	1.52%
\$ 350,000 - 399,999	1	2	0	0	1	0	0	1					5	1.67%	0.95%
\$ 400,000 - 499,999	0	1	0	0	1	0	1	2					5	3.33%	0.95%
\$ 500,000 - 599,999	0	0	0	0	0	2	0	1					3	1.67%	0.57%
\$ 600,000 - 699,999	0	0	0	0	0	0	1	0					1	0.00%	0.19%
\$ 700,000 - 799,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0	0	0					0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0	0	0					0	0.00%	0.00%
Current Year	56	50	71	82	73	70	65	60					527		
Previous Year	36	70	66	65	73	76	56	64					506		
Change from last month		-10.71%	42.00%	15.49%	-10.98%	-4.11%	-7.14%	-7.69%							
Change from last year	55.56%	-28.57%	7.58%	26.15%	0.00%	-7.89%	16.07%	-6.25%							
Current YTD	56	106	177	259	332	402	467	527							
Previous YTD	36	106	172	237	310	386	442	506	506	506	506	506			
% Change YTD	55.56%	0.00%	2.91%	9.28%	7.10%	4.15%	5.66%	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	8	13					100	2.21%	2.22%
\$ 50,000 - 59,999	10	4	6	12	13	7	8	4					64	0.68%	1.42%
\$ 60,000 - 69,999	11	10	14	10	11	10	9	4					79	0.68%	1.75%
\$ 70,000 - 79,999	14	16	16	15	17	22	18	8					126	1.36%	2.80%
\$ 80,000 - 89,999	12	18	17	25	18	17	14	20					141	3.40%	3.13%
\$ 90,000 - 99,999	9	18	19	20	14	14	12	16					122	2.72%	2.71%
\$ 100,000 - 119,999	28	39	41	49	57	38	44	30					326	5.09%	7.24%
\$ 120,000 - 139,999	41	50	55	51	69	67	51	56					440	9.51%	9.77%
\$ 140,000 - 159,999	42	55	66	70	67	56	53	51					460	8.66%	10.21%
\$ 160,000 - 179,999	47	38	50	78	65	58	68	50					454	8.49%	10.08%
\$ 180,000 - 199,999	33	36	65	60	45	49	46	60					394	10.19%	8.75%
\$ 200,000 - 249,999	47	56	94	114	92	108	103	107					721	18.17%	16.00%
\$ 250,000 - 299,999	36	36	57	71	58	87	65	61					471	10.36%	10.46%
\$ 300,000 - 349,999	17	27	35	39	43	29	36	43					269	7.30%	5.97%
\$ 350,000 - 399,999	8	14	15	23	19	16	17	25					137	4.24%	3.04%
\$ 400,000 - 499,999	8	9	14	16	24	14	12	23					120	3.90%	2.66%
\$ 500,000 - 599,999	3	5	2	4	4	7	3	10					38	1.70%	0.84%
\$ 600,000 - 699,999	1	0	3	1	3	2	2	5					17	0.85%	0.38%
\$ 700,000 - 799,999	1	0	3	3	2	2	0	1					12	0.17%	0.27%
\$ 800,000 - 899,999	0	0	0	0	0	2	1	1					4	0.17%	0.09%
\$ 900,000 - 999,999	1	2	0	0	0	0	0	1					4	0.17%	0.09%
\$ 1,000,000 - and over	5	0	0	0	0	0	1	0					6	0.00%	0.13%
Current Year	390	450	584	678	630	613	571	589					4,505		
Previous Year	373	401	555	566	663	583	527	508					4,176		
Change from last month		15.38%	29.78%	16.10%	-7.08%	-2.70%	-6.85%	3.15%							
Change from last year	4.56%	12.22%	5.23%	19.79%	-4.98%	5.15%	8.35%	15.94%							
Current YTD	390	840	1,424	2,102	2,732	3,345	3,916	4,505							
Previous YTD	373	774	1,329	1,895	2,558	3,141	3,668	4,176	4,176	4,176	4,176	4,176			
% Change YTD	4.56%	8.53%	7.15%	10.92%	6.80%	6.49%	6.76%	7.88%							



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					2	0.00%	0.04%
1	13	11	8	13	13	8	9	8					83	1.36%	1.84%
2	134	160	211	242	236	213	190	195					1,581	33.11%	35.09%
3	171	199	262	287	263	265	263	269					1,979	45.67%	43.93%
4	61	64	86	112	104	103	94	90					714	15.28%	15.85%
5	9	15	13	22	12	23	12	20					126	3.40%	2.80%
6+	2	1	4	2	1	1	2	7					20	1.19%	0.44%
Total	390	450	584	678	630	613	571	589	0	0	0	0	4,505	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	79	58					534	9.85%	11.85%
2	280	337	448	507	483	468	418	438					3,379	74.36%	75.01%
3	47	44	67	83	70	66	67	74					518	12.56%	11.50%
4	6	6	7	9	7	7	6	17					65	2.89%	1.44%
5	1	0	2	0	0	1	1	2					7	0.34%	0.16%
6+	1	0	0	1	0	0	0	0					2	0.00%	0.04%
Total	390	450	584	678	630	613	571	589	0	0	0	0	4,505	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	543	506	497	480	488					3,672	82.85%	81.51%
Condominium	46	42	56	61	57	49	49	46					406	7.81%	9.01%
Villa	13	15	22	37	33	21	16	31					188	5.26%	4.17%
Townhouse	10	8	15	21	16	21	16	14					121	2.38%	2.69%
Manufactured Home	9	17	12	16	16	25	9	9					113	1.53%	2.51%
Farm	0	1	0	0	0	0	1	1					3	0.17%	0.07%
1/2 Duplex	0	0	0	0	2	0	0	0					2	0.00%	0.04%
Total	390	450	584	678	630	613	571	589	0	0	0	0	4,505	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - August 1 to August 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	13	2.21%	55,431	37,631	68.00%	100	9	0.7
\$ 50,000 - 59,999	4	0.68%	58,925	54,625	93.00%	85	19	4.8
\$ 60,000 - 69,999	4	0.68%	73,075	66,225	91.00%	63	22	5.5
\$ 70,000 - 79,999	8	1.36%	81,485	74,200	91.00%	43	23	2.9
\$ 80,000 - 89,999	20	3.40%	89,324	84,803	95.00%	31	28	1.4
\$ 90,000 - 99,999	16	2.72%	98,231	94,744	96.00%	46	21	1.3
\$ 100,000 - 119,999	30	5.09%	117,102	111,846	96.00%	53	58	1.9
\$ 120,000 - 139,999	56	9.51%	133,116	130,123	98.00%	32	90	1.6
\$ 140,000 - 159,999	51	8.66%	153,761	149,917	98.00%	46	76	1.5
\$ 160,000 - 179,999	50	8.49%	173,280	168,629	97.00%	39	85	1.7
\$ 180,000 - 199,999	60	10.19%	193,798	189,275	98.00%	45	71	1.2
\$ 200,000 - 249,999	107	18.17%	229,561	224,113	98.00%	40	206	1.9
\$ 250,000 - 299,999	61	10.36%	279,128	271,484	97.00%	64	196	3.2
\$ 300,000 - 349,999	43	7.30%	335,538	327,191	98.00%	46	138	3.2
\$ 350,000 - 399,999	25	4.24%	387,556	378,616	98.00%	91	100	4.0
\$ 400,000 - 499,999	23	3.90%	451,717	436,261	97.00%	70	79	3.4
\$ 500,000 - 599,999	10	1.70%	572,230	550,200	96.00%	156	45	4.5
\$ 600,000 - 699,999	5	0.85%	652,360	639,800	98.00%	56	21	4.2
\$ 700,000 - 799,999	1	0.17%	860,000	762,000	89.00%	216	14	14.0
\$ 800,000 - 899,999	1	0.17%	899,900	850,000	94.00%	16	12	12.0
\$ 900,000 - 999,999	1	0.17%	1,050,000	985,000	94.00%	132	6	6.0
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		20	
Totals	589	100.00%	224,534	217,761	97.00%	51	1,339	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 August 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	100	2.22%	75,447	32,289	43.00%	93	9	0.7
\$ 50,000 - 59,999	64	1.42%	61,288	54,278	89.00%	79	19	2.4
\$ 60,000 - 69,999	79	1.75%	69,215	64,951	94.00%	69	22	2.2
\$ 70,000 - 79,999	126	2.80%	80,312	74,859	93.00%	61	23	1.5
\$ 80,000 - 89,999	141	3.13%	89,632	84,730	95.00%	47	28	1.6
\$ 90,000 - 99,999	122	2.71%	99,248	94,553	95.00%	49	21	1.4
\$ 100,000 - 119,999	326	7.24%	115,457	110,287	96.00%	59	58	1.4
\$ 120,000 - 139,999	440	9.77%	133,665	129,500	97.00%	48	90	1.6
\$ 140,000 - 159,999	460	10.21%	153,386	149,644	98.00%	54	76	1.3
\$ 160,000 - 179,999	454	10.08%	173,966	169,059	97.00%	44	85	1.5
\$ 180,000 - 199,999	394	8.75%	193,104	189,026	98.00%	52	71	1.4
\$ 200,000 - 249,999	721	16.00%	228,860	223,594	98.00%	54	206	2.3
\$ 250,000 - 299,999	471	10.46%	277,691	271,390	98.00%	60	196	3.3
\$ 300,000 - 349,999	269	5.97%	331,377	321,983	97.00%	65	138	4.1
\$ 350,000 - 399,999	137	3.04%	383,963	374,424	98.00%	71	100	5.8
\$ 400,000 - 499,999	120	2.66%	451,357	437,377	97.00%	80	79	5.3
\$ 500,000 - 599,999	38	0.84%	566,997	550,186	97.00%	131	45	9.5
\$ 600,000 - 699,999	17	0.38%	665,732	643,071	97.00%	96	21	9.9
\$ 700,000 - 799,999	12	0.27%	790,592	761,825	96.00%	121	14	9.3
\$ 800,000 - 899,999	4	0.09%	907,475	843,750	93.00%	76	12	24.0
\$ 900,000 - 999,999	4	0.09%	999,748	958,750	96.00%	132	6	12.0
\$ 1,000,000 - and over	6	0.13%	1,347,650	1,225,833	91.00%	70	20	26.7
Totals	4,505	100.00%	205,027	198,163	97.00%	58	1,339	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®
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
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	1,849	3.6
9/1/2017	409	194,885	188,455	97%	54	1,802	4.4
10/1/2017	414	177,035	170,784	96%	56	1,825	4.4
11/1/2017	446	181,195	172,286	95%	53	1,828	4.1
12/1/2017	483	190,011	182,817	96%	58	1,744	3.6
1/1/2018	373	176,897	170,581	96%	53	1,729	4.6
2/1/2018	401	175,559	168,147	96%	62	1,703	4.2
3/1/2018	555	197,300	188,861	96%	58	1,628	2.9
4/1/2018	566	197,989	191,113	97%	54	1,585	2.8
5/1/2018	663	196,019	189,989	97%	52	1,580	2.4
6/1/2018	583	198,948	192,641	97%	51	1,635	2.8
7/1/2018	527	206,225	199,051	97%	54	1,642	3.1
8/1/2018	508	200,257	193,128	96%	52	1,663	3.3
9/1/2018	471	195,708	189,145	97%	51	1,710	3.6
10/1/2018	520	195,773	189,970	97%	50	1,750	3.4
11/1/2018	513	195,613	187,723	96%	53	1,867	3.6
12/1/2018	463	198,460	191,809	97%	50	1,836	4.0
1/1/2019	390	204,229	194,494	95%	67	1,921	4.9
2/1/2019	450	191,723	184,141	96%	61	1,874	4.2
3/1/2019	584	198,740	192,826	97%	64	1,738	3.0
4/1/2019	678	200,662	194,287	97%	64	1,641	2.4
5/1/2019	630	204,569	197,579	97%	53	1,608	2.6
6/1/2019	613	207,320	201,388	97%	53	1,516	2.5
7/1/2019	571	205,590	198,747	97%	51	1,455	2.5
8/1/2019	589	224,534	217,761	97%	51	1,339	2.3

