



**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	3	3	3	4	52	0.94%	0.93%
\$ 50,000 - 59,999	5	3	4	1	4	3	1	2	1	3	0	2	29	0.47%	0.52%
\$ 60,000 - 69,999	6	2	9	2	2	2	4	2	3	4	3	4	43	0.94%	0.77%
\$ 70,000 - 79,999	8	9	8	8	7	9	9	4	6	4	0	2	74	0.47%	1.32%
\$ 80,000 - 89,999	8	10	12	17	10	8	5	11	4	8	9	9	111	2.11%	1.98%
\$ 90,000 - 99,999	6	15	16	16	8	11	8	13	12	11	10	8	134	1.88%	2.39%
\$ 100,000 - 119,999	23	32	31	39	46	33	39	28	30	24	23	22	370	5.16%	6.59%
\$ 120,000 - 139,999	33	42	46	44	61	58	48	49	58	35	44	43	561	10.09%	9.99%
\$ 140,000 - 159,999	42	52	53	65	66	48	50	49	44	47	44	54	614	12.68%	10.94%
\$ 160,000 - 179,999	44	35	45	70	59	53	57	46	46	47	43	41	586	9.62%	10.44%
\$ 180,000 - 199,999	26	32	58	55	37	37	40	48	36	40	35	42	486	9.86%	8.66%
\$ 200,000 - 249,999	43	54	87	102	88	100	100	102	89	88	71	74	998	17.37%	17.78%
\$ 250,000 - 299,999	34	36	57	68	57	83	61	60	48	49	51	54	658	12.68%	11.72%
\$ 300,000 - 349,999	17	27	34	38	40	29	35	40	31	32	30	24	377	5.63%	6.72%
\$ 350,000 - 399,999	7	12	15	23	18	16	17	24	24	15	24	20	215	4.69%	3.83%
\$ 400,000 - 499,999	8	7	14	16	23	14	11	21	18	15	17	13	177	3.05%	3.15%
\$ 500,000 - 599,999	3	5	2	4	4	5	3	9	6	5	12	3	61	0.70%	1.09%
\$ 600,000 - 699,999	1	0	3	1	3	2	1	5	2	5	3	3	29	0.70%	0.52%
\$ 700,000 - 799,999	1	0	3	3	2	2	0	1	2	1	3	1	19	0.23%	0.34%
\$ 800,000 - 899,999	0	0	0	0	0	2	1	1	0	1	0	3	8	0.70%	0.14%
\$ 900,000 - 999,999	1	2	0	0	0	0	0	1	0	0	0	0	4	0.00%	0.07%
\$ 1,000,000 - and over	5	0	0	0	0	0	1	0	0	0	1	0	7	0.00%	0.12%
Current Year	325	382	501	580	539	518	496	520	463	437	426	426	5,613		
Previous Year	333	330	487	500	584	500	459	435	399	450	427	398	5,302		
Change from last month		17.54%	31.15%	15.77%	-7.07%	-3.90%	-4.25%	4.84%	-10.96%	-5.62%	-2.52%	0.00%			
Change from last year	-2.40%	15.76%	2.87%	16.00%	-7.71%	3.60%	8.06%	19.54%	16.04%	-2.89%	-0.23%	7.04%			
Current YTD	325	707	1,208	1,788	2,327	2,845	3,341	3,861	4,324	4,761	5,187	5,613			
Previous YTD	333	663	1,150	1,650	2,234	2,734	3,193	3,628	4,027	4,477	4,904	5,302			
% Change YTD	-2.40%	6.64%	5.04%	8.36%	4.16%	4.06%	4.64%	6.42%	7.38%	6.34%	5.77%	5.87%			



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	5	2	3	3	54	4.92%	7.09%
\$ 50,000 - 59,999	3	1	2	8	7	2	6	2	4	4	4	1	44	1.64%	5.77%
\$ 60,000 - 69,999	5	4	5	6	7	5	5	2	9	1	1	8	58	13.11%	7.61%
\$ 70,000 - 79,999	3	3	8	4	9	9	6	3	4	12	6	7	74	11.48%	9.71%
\$ 80,000 - 89,999	4	6	5	7	6	8	9	9	6	5	2	5	72	8.20%	9.45%
\$ 90,000 - 99,999	3	3	2	4	5	2	4	4	4	7	1	5	44	8.20%	5.77%
\$ 100,000 - 119,999	5	4	7	7	7	1	2	2	3	7	8	5	58	8.20%	7.61%
\$ 120,000 - 139,999	7	8	9	7	8	8	4	6	3	9	7	5	81	8.20%	10.63%
\$ 140,000 - 159,999	0	3	12	5	0	5	2	2	4	3	3	4	43	6.56%	5.64%
\$ 160,000 - 179,999	3	3	4	7	4	5	10	3	2	5	3	3	52	4.92%	6.82%
\$ 180,000 - 199,999	7	4	7	4	8	9	6	10	4	3	4	4	70	6.56%	9.19%
\$ 200,000 - 249,999	4	1	5	11	4	8	3	4	5	4	3	3	55	4.92%	7.22%
\$ 250,000 - 299,999	2	0	0	3	1	3	3	1	2	2	2	5	24	8.20%	3.15%
\$ 300,000 - 349,999	0	0	1	1	3	0	1	2	3	1	2	0	14	0.00%	1.84%
\$ 350,000 - 399,999	1	2	0	0	1	0	0	1	2	0	0	2	9	3.28%	1.18%
\$ 400,000 - 499,999	0	1	0	0	1	0	1	2	0	0	0	1	6	1.64%	0.79%
\$ 500,000 - 599,999	0	0	0	0	0	2	0	1	0	0	0	0	3	0.00%	0.39%
\$ 600,000 - 699,999	0	0	0	0	0	0	1	0	0	0	0	0	1	0.00%	0.13%
\$ 700,000 - 799,999	0	0	0	0	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	0	0	0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	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	0	0	0	0.00%	0.00%
Current Year	56	50	71	82	73	70	65	60	60	65	49	61	762		
Previous Year	36	70	66	65	73	76	56	64	67	61	70	54	758		
Change from last month		-10.71%	42.00%	15.49%	-10.98%	-4.11%	-7.14%	-7.69%	0.00%	8.33%	-24.62%	24.49%			
Change from last year	55.56%	-28.57%	7.58%	26.15%	0.00%	-7.89%	16.07%	-6.25%	-10.45%	6.56%	-30.00%	12.96%			
Current YTD	56	106	177	259	332	402	467	527	587	652	701	762			
Previous YTD	36	106	172	237	310	386	442	506	573	634	704	758			
% Change YTD	55.56%	0.00%	2.91%	9.28%	7.10%	4.15%	5.66%	4.15%	2.44%	2.84%	-0.43%	0.53%			



**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	8	5	7	9	129	1.80%	1.97%
\$ 50,000 - 59,999	10	4	6	12	13	7	8	4	6	7	5	3	85	0.60%	1.30%
\$ 60,000 - 69,999	11	10	14	10	11	9	9	4	15	5	5	12	115	2.40%	1.76%
\$ 70,000 - 79,999	14	16	16	15	17	22	18	8	11	19	7	10	173	2.00%	2.64%
\$ 80,000 - 89,999	12	18	17	25	18	18	14	20	11	14	14	14	195	2.79%	2.98%
\$ 90,000 - 99,999	9	18	19	20	14	15	12	17	16	18	14	14	186	2.79%	2.84%
\$ 100,000 - 119,999	28	39	41	49	57	37	43	30	33	37	32	29	455	5.79%	6.95%
\$ 120,000 - 139,999	41	50	55	51	69	67	52	56	62	44	51	49	647	9.78%	9.89%
\$ 140,000 - 159,999	42	55	66	70	67	56	53	52	49	50	50	63	673	12.57%	10.28%
\$ 160,000 - 179,999	47	38	50	78	65	58	68	49	49	54	46	44	646	8.78%	9.87%
\$ 180,000 - 199,999	33	36	65	60	45	49	46	60	40	43	39	46	562	9.18%	8.59%
\$ 200,000 - 249,999	47	56	94	114	92	108	103	107	94	92	75	78	1,060	15.57%	16.20%
\$ 250,000 - 299,999	36	36	57	71	58	87	65	61	50	52	53	59	685	11.78%	10.47%
\$ 300,000 - 349,999	17	27	35	39	43	29	36	43	34	33	32	24	392	4.79%	5.99%
\$ 350,000 - 399,999	8	14	15	23	19	16	17	25	26	15	24	22	224	4.39%	3.42%
\$ 400,000 - 499,999	8	9	14	16	24	14	12	23	18	15	17	14	184	2.79%	2.81%
\$ 500,000 - 599,999	3	5	2	4	4	7	3	10	6	5	12	3	64	0.60%	0.98%
\$ 600,000 - 699,999	1	0	3	1	3	2	2	5	3	5	3	4	32	0.80%	0.49%
\$ 700,000 - 799,999	1	0	3	3	2	2	0	1	2	1	3	1	19	0.20%	0.29%
\$ 800,000 - 899,999	0	0	0	0	0	2	1	1	0	1	0	3	8	0.60%	0.12%
\$ 900,000 - 999,999	1	2	0	0	0	0	0	1	0	0	0	0	4	0.00%	0.06%
\$ 1,000,000 - and over	5	0	0	0	0	0	1	0	0	0	1	0	7	0.00%	0.11%
Current Year	390	450	584	678	630	613	571	590	533	515	490	501	6,545		
Previous Year	373	401	555	566	663	583	527	508	471	520	513	463	6,143		
Change from last month		15.38%	29.78%	16.10%	-7.08%	-2.70%	-6.85%	3.33%	-9.66%	-3.38%	-4.85%	2.24%			
Change from last year	4.56%	12.22%	5.23%	19.79%	-4.98%	5.15%	8.35%	16.14%	13.16%	-0.96%	-4.48%	8.21%			
Current YTD	390	840	1,424	2,102	2,732	3,345	3,916	4,506	5,039	5,554	6,044	6,545			
Previous YTD	373	774	1,329	1,895	2,558	3,141	3,668	4,176	4,647	5,167	5,680	6,143			
% Change YTD	4.56%	8.53%	7.15%	10.92%	6.80%	6.49%	6.76%	7.90%	8.44%	7.49%	6.41%	6.54%			



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	0	0	0	0	2	0.00%	0.03%
1	13	11	8	13	13	8	9	8	13	7	4	13	120	2.59%	1.83%
2	134	160	211	242	236	213	190	196	176	176	177	192	2,303	38.32%	35.19%
3	171	199	262	287	263	265	263	269	215	227	212	208	2,841	41.52%	43.41%
4	61	64	86	112	104	103	94	90	101	84	88	77	1,064	15.37%	16.26%
5	9	15	13	22	12	23	12	20	25	15	9	10	185	2.00%	2.83%
6+	2	1	4	2	1	1	2	7	3	6	0	1	30	0.20%	0.46%
Total	390	450	584	678	630	613	571	590	533	515	490	501	6,545	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	59	72	63	50	63	783	12.57%	11.96%
2	280	337	448	507	483	468	418	438	387	390	366	368	4,890	73.45%	74.71%
3	47	44	67	83	70	66	67	74	64	51	67	62	762	12.38%	11.64%
4	6	6	7	9	7	7	6	17	9	10	5	7	96	1.40%	1.47%
5	1	0	2	0	0	1	1	2	1	1	2	1	12	0.20%	0.18%
6+	1	0	0	1	0	0	0	0	0	0	0	0	2	0.00%	0.03%
Total	390	450	584	678	630	613	571	590	533	515	490	501	6,545	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	489	444	416	407	401	5,341	80.04%	81.60%
Condominium	46	42	56	61	57	49	49	46	46	48	40	45	585	8.98%	8.94%
Villa	13	15	22	37	33	21	16	31	19	21	19	25	272	4.99%	4.16%
Townhouse	10	8	15	21	16	21	16	14	14	17	9	16	177	3.19%	2.70%
Manufactured Home	9	17	12	16	16	25	9	9	10	10	15	13	161	2.59%	2.46%
1/2 Duplex	0	0	0	0	2	0	0	0	0	3	0	0	5	0.00%	0.08%
Farm	0	1	0	0	0	0	1	1	0	0	0	1	4	0.20%	0.06%
Total	390	450	584	678	630	613	571	590	533	515	490	501	6,545	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - December 1 to December 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	9	1.80%	43,922	34,844	79.00%	97	6	0.7
\$ 50,000 - 59,999	3	0.60%	56,633	54,667	97.00%	37	17	5.7
\$ 60,000 - 69,999	12	2.40%	68,817	64,838	94.00%	58	19	1.6
\$ 70,000 - 79,999	10	2.00%	78,770	76,530	97.00%	11	20	2.0
\$ 80,000 - 89,999	14	2.79%	86,493	84,314	97.00%	92	28	2.0
\$ 90,000 - 99,999	14	2.79%	97,164	94,857	98.00%	43	22	1.6
\$ 100,000 - 119,999	29	5.79%	115,948	109,724	95.00%	66	56	1.9
\$ 120,000 - 139,999	49	9.78%	135,731	130,504	96.00%	33	99	2.0
\$ 140,000 - 159,999	63	12.57%	154,021	150,407	98.00%	31	71	1.1
\$ 160,000 - 179,999	44	8.78%	173,604	169,201	97.00%	45	88	2.0
\$ 180,000 - 199,999	46	9.18%	194,793	190,164	98.00%	36	101	2.2
\$ 200,000 - 249,999	78	15.57%	228,308	222,618	98.00%	50	244	3.1
\$ 250,000 - 299,999	59	11.78%	276,687	270,614	98.00%	48	203	3.4
\$ 300,000 - 349,999	24	4.79%	334,595	327,189	98.00%	59	144	6.0
\$ 350,000 - 399,999	22	4.39%	375,614	369,861	98.00%	57	72	3.3
\$ 400,000 - 499,999	14	2.79%	459,114	441,643	96.00%	77	59	4.2
\$ 500,000 - 599,999	3	0.60%	573,330	561,300	98.00%	42	46	15.3
\$ 600,000 - 699,999	4	0.80%	697,625	668,500	96.00%	101	25	6.3
\$ 700,000 - 799,999	1	0.20%	779,000	779,000	100.00%	15	18	18.0
\$ 800,000 - 899,999	3	0.60%	864,933	841,667	97.00%	125	6	2.0
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		11	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		21	
Totals	501	100.00%	211,185	205,467	97.00%	48	1,376	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®

Multiple Listing YTD Sales and Inventory Report - January 1 to December 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	129	1.97%	78,038	32,845	42.00%	96	6	0.6
\$ 50,000 - 59,999	85	1.30%	60,445	54,238	90.00%	81	17	2.4
\$ 60,000 - 69,999	115	1.76%	68,594	64,870	95.00%	61	19	2.0
\$ 70,000 - 79,999	173	2.64%	79,756	74,783	94.00%	58	20	1.4
\$ 80,000 - 89,999	195	2.98%	89,268	84,685	95.00%	49	28	1.7
\$ 90,000 - 99,999	186	2.84%	99,493	94,527	95.00%	45	22	1.4
\$ 100,000 - 119,999	455	6.95%	115,540	110,186	95.00%	56	56	1.5
\$ 120,000 - 139,999	647	9.89%	133,707	129,639	97.00%	45	99	1.8
\$ 140,000 - 159,999	673	10.28%	153,356	149,679	98.00%	46	71	1.3
\$ 160,000 - 179,999	646	9.87%	173,941	169,338	97.00%	43	88	1.6
\$ 180,000 - 199,999	562	8.59%	193,401	189,266	98.00%	48	101	2.2
\$ 200,000 - 249,999	1,060	16.20%	228,925	223,583	98.00%	53	244	2.8
\$ 250,000 - 299,999	685	10.47%	277,592	271,500	98.00%	56	203	3.6
\$ 300,000 - 349,999	392	5.99%	331,233	322,657	97.00%	62	144	4.4
\$ 350,000 - 399,999	224	3.42%	383,542	374,197	98.00%	72	72	3.9
\$ 400,000 - 499,999	184	2.81%	453,218	438,936	97.00%	79	59	3.9
\$ 500,000 - 599,999	64	0.98%	576,116	545,488	95.00%	132	46	8.6
\$ 600,000 - 699,999	32	0.49%	674,861	649,597	96.00%	96	25	9.4
\$ 700,000 - 799,999	19	0.29%	779,305	754,389	97.00%	93	18	11.4
\$ 800,000 - 899,999	8	0.12%	889,325	841,250	95.00%	106	6	9.0
\$ 900,000 - 999,999	4	0.06%	999,748	958,750	96.00%	132	11	33.0
\$ 1,000,000 - and over	7	0.11%	1,451,557	1,326,286	91.00%	93	21	36.0
Totals	6,545	100.00%	208,198	201,340	97.00%	55	1,376	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.



West Pasco Board of Realtors®
Four Year Sales and Inventory History 2016 - 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
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	415	176,987	170,737	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	1,586	2.8
5/1/2018	663	196,019	189,989	97%	52	1,581	2.4
6/1/2018	583	198,948	192,641	97%	51	1,636	2.8
7/1/2018	527	206,225	199,051	97%	54	1,643	3.1
8/1/2018	508	200,257	193,128	96%	52	1,664	3.3
9/1/2018	471	195,708	189,145	97%	51	1,712	3.6
10/1/2018	520	195,773	189,970	97%	50	1,752	3.4
11/1/2018	513	195,613	187,723	96%	53	1,869	3.6
12/1/2018	463	198,460	191,809	97%	50	1,841	4.0
1/1/2019	390	204,229	194,494	95%	67	1,929	4.9
2/1/2019	450	191,723	184,141	96%	61	1,882	4.2
3/1/2019	584	198,740	192,826	97%	64	1,750	3.0
4/1/2019	678	200,662	194,287	97%	64	1,658	2.4
5/1/2019	630	204,569	197,567	97%	53	1,639	2.6
6/1/2019	613	207,320	201,362	97%	53	1,561	2.5
7/1/2019	571	205,590	198,765	97%	51	1,524	2.7
8/1/2019	590	224,311	217,535	97%	51	1,483	2.5
9/1/2019	533	213,397	205,684	96%	50	1,509	2.8
10/1/2019	515	211,420	203,777	96%	53	1,476	2.9
11/1/2019	490	225,495	219,303	97%	45	1,514	3.1
12/1/2019	501	211,185	205,467	97%	48	1,376	2.7

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	243	32
31 - 60	66	13
61 - 90	44	4
91 - 120	22	1
121 - and over	51	11
Totals	426	61