



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2020

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	2												2	0.54%	0.54%
\$ 50,000 - 59,999	2												2	0.54%	0.54%
\$ 60,000 - 69,999	7												7	1.90%	1.90%
\$ 70,000 - 79,999	3												3	0.82%	0.82%
\$ 80,000 - 89,999	8												8	2.17%	2.17%
\$ 90,000 - 99,999	9												9	2.45%	2.45%
\$ 100,000 - 119,999	24												24	6.52%	6.52%
\$ 120,000 - 139,999	40												40	10.87%	10.87%
\$ 140,000 - 159,999	42												42	11.41%	11.41%
\$ 160,000 - 179,999	36												36	9.78%	9.78%
\$ 180,000 - 199,999	32												32	8.70%	8.70%
\$ 200,000 - 249,999	54												54	14.67%	14.67%
\$ 250,000 - 299,999	45												45	12.23%	12.23%
\$ 300,000 - 349,999	24												24	6.52%	6.52%
\$ 350,000 - 399,999	10												10	2.72%	2.72%
\$ 400,000 - 499,999	21												21	5.71%	5.71%
\$ 500,000 - 599,999	3												3	0.82%	0.82%
\$ 600,000 - 699,999	2												2	0.54%	0.54%
\$ 700,000 - 799,999	1												1	0.27%	0.27%
\$ 800,000 - 899,999	1												1	0.27%	0.27%
\$ 900,000 - 999,999	1												1	0.27%	0.27%
\$ 1,000,000 - and over	1												1	0.27%	0.27%
Current Year	368												368		
Previous Year	325												325		
Change from last month															
Change from last year	13.23%														
Current YTD	368	368													
Previous YTD	325	325	325	325	325	325	325	325	325	325	325	325			
% Change YTD	13.23%														



**West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2020**

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	0												0	0.00%	0.00%
\$ 50,000 - 59,999	4												4	7.55%	7.55%
\$ 60,000 - 69,999	8												8	15.09%	15.09%
\$ 70,000 - 79,999	7												7	13.21%	13.21%
\$ 80,000 - 89,999	5												5	9.43%	9.43%
\$ 90,000 - 99,999	2												2	3.77%	3.77%
\$ 100,000 - 119,999	5												5	9.43%	9.43%
\$ 120,000 - 139,999	6												6	11.32%	11.32%
\$ 140,000 - 159,999	2												2	3.77%	3.77%
\$ 160,000 - 179,999	3												3	5.66%	5.66%
\$ 180,000 - 199,999	2												2	3.77%	3.77%
\$ 200,000 - 249,999	3												3	5.66%	5.66%
\$ 250,000 - 299,999	2												2	3.77%	3.77%
\$ 300,000 - 349,999	2												2	3.77%	3.77%
\$ 350,000 - 399,999	1												1	1.89%	1.89%
\$ 400,000 - 499,999	1												1	1.89%	1.89%
\$ 500,000 - 599,999	0												0	0.00%	0.00%
\$ 600,000 - 699,999	0												0	0.00%	0.00%
\$ 700,000 - 799,999	0												0	0.00%	0.00%
\$ 800,000 - 899,999	0												0	0.00%	0.00%
\$ 900,000 - 999,999	0												0	0.00%	0.00%
\$ 1,000,000 - and over	0												0	0.00%	0.00%
Current Year	53												53		
Previous Year	56												56		
Change from last month															
Change from last year	-5.36%														
Current YTD	53	53													
Previous YTD	56	56	56	56	56	56	56	56	56	56	56	56			
% Change YTD	-5.36%														



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2020
Sales by Price Range - Overall

Price Range	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
\$ 1 - 49,999	2												2	0.46%	0.46%
\$ 50,000 - 59,999	7												7	1.62%	1.62%
\$ 60,000 - 69,999	16												16	3.71%	3.71%
\$ 70,000 - 79,999	13												13	3.02%	3.02%
\$ 80,000 - 89,999	13												13	3.02%	3.02%
\$ 90,000 - 99,999	11												11	2.55%	2.55%
\$ 100,000 - 119,999	29												29	6.73%	6.73%
\$ 120,000 - 139,999	48												48	11.14%	11.14%
\$ 140,000 - 159,999	45												45	10.44%	10.44%
\$ 160,000 - 179,999	41												41	9.51%	9.51%
\$ 180,000 - 199,999	34												34	7.89%	7.89%
\$ 200,000 - 249,999	57												57	13.23%	13.23%
\$ 250,000 - 299,999	47												47	10.90%	10.90%
\$ 300,000 - 349,999	26												26	6.03%	6.03%
\$ 350,000 - 399,999	11												11	2.55%	2.55%
\$ 400,000 - 499,999	22												22	5.10%	5.10%
\$ 500,000 - 599,999	3												3	0.70%	0.70%
\$ 600,000 - 699,999	2												2	0.46%	0.46%
\$ 700,000 - 799,999	1												1	0.23%	0.23%
\$ 800,000 - 899,999	1												1	0.23%	0.23%
\$ 900,000 - 999,999	1												1	0.23%	0.23%
\$ 1,000,000 - and over	1												1	0.23%	0.23%
Current Year	431												431		
Previous Year	390												390		
Change from last month															
Change from last year	10.51%														
Current YTD	431	431													
Previous YTD	390	390	390	390	390	390	390	390	390	390	390	390			
% Change YTD	10.51%														



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2020
Sales by Bedroom Count

Bedrooms	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
0	1												1	0.23%	0.23%
1	6												6	1.39%	1.39%
2	161												161	37.35%	37.35%
3	183												183	42.46%	42.46%
4	75												75	17.40%	17.40%
5	4												4	0.93%	0.93%
6+	1												1	0.23%	0.23%
Total	431	0	0	0	0	0	0	0	0	0	0	0	431	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
1	54												54	12.53%	12.53%
2	320												320	74.25%	74.25%
3	48												48	11.14%	11.14%
4	7												7	1.62%	1.62%
5	1												1	0.23%	0.23%
6+	1												1	0.23%	0.23%
Total	431	0	0	0	0	0	0	0	0	0	0	0	431	100.00%	100.00%



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2020
Sales by Housing Style

Style	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	YTD Total	Curr Month	YTD
Single Family Residence	341												341	79.12%	79.12%
Condominium	42												42	9.74%	9.74%
Villa	27												27	6.26%	6.26%
Townhouse	11												11	2.55%	2.55%
Manufactured Home	10												10	2.32%	2.32%
Total	431	0	0	0	0	0	0	0	0	0	0	0	431	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - January 1 to January 31, 2020

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	2	0.46%	367,250	14,850	4.00%	108	14	7.0
\$ 50,000 - 59,999	7	1.62%	60,664	56,064	92.00%	101	19	2.7
\$ 60,000 - 69,999	16	3.71%	71,431	66,475	93.00%	72	10	0.6
\$ 70,000 - 79,999	13	3.02%	77,879	74,638	96.00%	33	20	1.5
\$ 80,000 - 89,999	13	3.02%	92,100	83,953	91.00%	50	29	2.2
\$ 90,000 - 99,999	11	2.55%	103,400	94,629	92.00%	35	24	2.2
\$ 100,000 - 119,999	29	6.73%	117,548	110,955	94.00%	68	61	2.1
\$ 120,000 - 139,999	48	11.14%	136,112	129,986	95.00%	45	107	2.2
\$ 140,000 - 159,999	45	10.44%	154,018	150,074	97.00%	57	90	2.0
\$ 160,000 - 179,999	41	9.51%	174,676	170,102	97.00%	47	101	2.5
\$ 180,000 - 199,999	34	7.89%	192,011	188,369	98.00%	44	102	3.0
\$ 200,000 - 249,999	57	13.23%	228,056	222,769	98.00%	51	223	3.9
\$ 250,000 - 299,999	47	10.90%	279,582	272,553	97.00%	66	203	4.3
\$ 300,000 - 349,999	26	6.03%	331,750	325,640	98.00%	43	136	5.2
\$ 350,000 - 399,999	11	2.55%	389,841	379,173	97.00%	27	80	7.3
\$ 400,000 - 499,999	22	5.10%	446,154	432,900	97.00%	56	68	3.1
\$ 500,000 - 599,999	3	0.70%	604,000	566,833	94.00%	154	45	15.0
\$ 600,000 - 699,999	2	0.46%	662,000	641,000	97.00%	52	20	10.0
\$ 700,000 - 799,999	1	0.23%	795,000	760,000	96.00%	162	17	17.0
\$ 800,000 - 899,999	1	0.23%	885,000	843,375	95.00%	134	4	4.0
\$ 900,000 - 999,999	1	0.23%	1,099,000	975,000	89.00%	13	10	10.0
\$ 1,000,000 - and over	1	0.23%	1,283,000	1,075,000	84.00%	80	24	24.0
Totals	431	100.00%	214,105	205,296	96.00%	54	1,407	3.3

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 January 31, 2020

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	2	0.46%	367,250	14,850	4.00%	108	14	7.0
\$ 50,000 - 59,999	7	1.62%	60,664	56,064	92.00%	101	19	2.7
\$ 60,000 - 69,999	16	3.71%	71,431	66,475	93.00%	72	10	0.6
\$ 70,000 - 79,999	13	3.02%	77,879	74,638	96.00%	33	20	1.5
\$ 80,000 - 89,999	13	3.02%	92,100	83,953	91.00%	50	29	2.2
\$ 90,000 - 99,999	11	2.55%	103,400	94,629	92.00%	35	24	2.2
\$ 100,000 - 119,999	29	6.73%	117,548	110,955	94.00%	68	61	2.1
\$ 120,000 - 139,999	48	11.14%	136,112	129,986	95.00%	45	107	2.2
\$ 140,000 - 159,999	45	10.44%	154,018	150,074	97.00%	57	90	2.0
\$ 160,000 - 179,999	41	9.51%	174,676	170,102	97.00%	47	101	2.5
\$ 180,000 - 199,999	34	7.89%	192,011	188,369	98.00%	44	102	3.0
\$ 200,000 - 249,999	57	13.23%	228,056	222,769	98.00%	51	223	3.9
\$ 250,000 - 299,999	47	10.90%	279,582	272,553	97.00%	66	203	4.3
\$ 300,000 - 349,999	26	6.03%	331,750	325,640	98.00%	43	136	5.2
\$ 350,000 - 399,999	11	2.55%	389,841	379,173	97.00%	27	80	7.3
\$ 400,000 - 499,999	22	5.10%	446,154	432,900	97.00%	56	68	3.1
\$ 500,000 - 599,999	3	0.70%	604,000	566,833	94.00%	154	45	15.0
\$ 600,000 - 699,999	2	0.46%	662,000	641,000	97.00%	52	20	10.0
\$ 700,000 - 799,999	1	0.23%	795,000	760,000	96.00%	162	17	17.0
\$ 800,000 - 899,999	1	0.23%	885,000	843,375	95.00%	134	4	4.0
\$ 900,000 - 999,999	1	0.23%	1,099,000	975,000	89.00%	13	10	10.0
\$ 1,000,000 - and over	1	0.23%	1,283,000	1,075,000	84.00%	80	24	24.0
Totals	431	100.00%	214,105	205,296	96.00%	54	1,407	3.3

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®
Four Year Sales and Inventory History 2016 - 2020
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
2/1/2016	424	137,068	130,068	95%	70	2,221	5.2
3/1/2016	546	143,590	138,856	97%	80	2,217	4.1
4/1/2016	546	154,301	148,693	96%	72	2,194	4.0
5/1/2016	518	156,123	151,133	97%	70	2,154	4.2
6/1/2016	562	169,404	163,863	97%	74	2,067	3.7
7/1/2016	518	165,993	159,592	96%	70	1,999	3.9
8/1/2016	492	163,104	158,521	97%	69	2,011	4.1
9/1/2016	487	162,468	156,983	97%	69	2,024	4.2
10/1/2016	446	165,010	159,919	97%	67	1,981	4.4
11/1/2016	412	168,960	162,333	96%	59	1,959	4.8
12/1/2016	437	163,530	156,904	96%	67	1,906	4.4
1/1/2017	364	158,369	151,267	96%	60	1,957	5.4
2/1/2017	372	168,502	160,297	95%	62	1,942	5.2
3/1/2017	531	159,629	153,500	96%	63	1,913	3.6
4/1/2017	545	174,222	167,473	96%	53	1,859	3.4
5/1/2017	592	179,045	172,139	96%	58	1,840	3.1
6/1/2017	587	185,547	178,778	96%	55	1,874	3.2
7/1/2017	511	186,050	180,959	97%	48	1,901	3.7
8/1/2017	514	179,101	172,372	96%	50	1,915	3.7
9/1/2017	417	194,076	187,725	97%	53	1,884	4.5
10/1/2017	427	178,612	172,321	96%	56	1,908	4.5
11/1/2017	460	181,430	172,490	95%	54	1,928	4.2
12/1/2017	502	189,800	182,662	96%	58	1,866	3.7
1/1/2018	375	176,734	170,439	96%	53	1,904	5.1
2/1/2018	403	175,299	167,885	96%	62	1,930	4.8
3/1/2018	555	197,300	188,861	96%	58	1,918	3.5
4/1/2018	567	197,896	191,032	97%	53	1,913	3.4
5/1/2018	663	196,019	189,989	97%	52	1,921	2.9
6/1/2018	588	199,618	193,282	97%	51	1,959	3.3
7/1/2018	545	206,659	199,487	97%	54	1,945	3.6
8/1/2018	508	200,257	193,128	96%	52	1,975	3.9
9/1/2018	471	195,708	189,145	97%	51	2,044	4.3
10/1/2018	520	195,773	189,970	97%	50	2,094	4.0
11/1/2018	513	195,613	187,723	96%	53	2,199	4.3
12/1/2018	463	198,460	191,809	97%	50	2,179	4.7
1/1/2019	390	204,229	194,494	95%	67	2,249	5.8
2/1/2019	450	191,723	184,141	96%	61	2,198	4.9
3/1/2019	584	198,740	192,826	97%	64	1,980	3.4
4/1/2019	679	200,447	194,084	97%	64	1,828	2.7
5/1/2019	630	204,569	197,567	97%	53	1,753	2.8
6/1/2019	613	207,320	201,362	97%	53	1,643	2.7
7/1/2019	571	205,590	198,765	97%	51	1,578	2.8
8/1/2019	590	224,311	217,535	97%	51	1,537	2.6
9/1/2019	533	213,397	205,684	96%	50	1,569	2.9
10/1/2019	515	211,420	203,836	96%	53	1,535	3.0
11/1/2019	490	225,495	219,271	97%	45	1,576	3.2
12/1/2019	502	211,422	205,506	97%	48	1,488	3.0
1/1/2020	431	214,105	205,296	96%	54	1,407	3.3

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	182	17
31 - 60	75	12
61 - 90	44	7
91 - 120	19	5
121 - and over	48	12
Totals	368	53