



**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	5											7	1.29%	0.92%
\$ 50,000 - 59,999	2	2											4	0.51%	0.53%
\$ 60,000 - 69,999	7	0											7	0.00%	0.92%
\$ 70,000 - 79,999	3	5											8	1.29%	1.06%
\$ 80,000 - 89,999	8	10											18	2.57%	2.38%
\$ 90,000 - 99,999	9	7											16	1.80%	2.11%
\$ 100,000 - 119,999	24	27											51	6.94%	6.74%
\$ 120,000 - 139,999	40	41											81	10.54%	10.70%
\$ 140,000 - 159,999	42	28											70	7.20%	9.25%
\$ 160,000 - 179,999	36	41											77	10.54%	10.17%
\$ 180,000 - 199,999	32	31											63	7.97%	8.32%
\$ 200,000 - 249,999	54	78											132	20.05%	17.44%
\$ 250,000 - 299,999	45	45											90	11.57%	11.89%
\$ 300,000 - 349,999	24	29											53	7.46%	7.00%
\$ 350,000 - 399,999	10	18											28	4.63%	3.70%
\$ 400,000 - 499,999	21	10											31	2.57%	4.10%
\$ 500,000 - 599,999	3	5											8	1.29%	1.06%
\$ 600,000 - 699,999	2	4											6	1.03%	0.79%
\$ 700,000 - 799,999	1	2											3	0.51%	0.40%
\$ 800,000 - 899,999	1	1											2	0.26%	0.26%
\$ 900,000 - 999,999	1	0											1	0.00%	0.13%
\$ 1,000,000 - and over	1	0											1	0.00%	0.13%
Current Year	368	389											757		
Previous Year	325	382											707		
Change from last month		5.71%													
Change from last year	13.23%	1.83%													
Current YTD	368	757													
Previous YTD	325	707	707	707	707	707	707	707	707	707	707	707			
% Change YTD	13.23%	7.07%													



**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	3											3	5.00%	2.65%
\$ 50,000 - 59,999	4	9											13	15.00%	11.50%
\$ 60,000 - 69,999	8	5											13	8.33%	11.50%
\$ 70,000 - 79,999	7	6											13	10.00%	11.50%
\$ 80,000 - 89,999	5	4											9	6.67%	7.96%
\$ 90,000 - 99,999	2	3											5	5.00%	4.42%
\$ 100,000 - 119,999	5	3											8	5.00%	7.08%
\$ 120,000 - 139,999	6	2											8	3.33%	7.08%
\$ 140,000 - 159,999	2	4											6	6.67%	5.31%
\$ 160,000 - 179,999	3	2											5	3.33%	4.42%
\$ 180,000 - 199,999	2	4											6	6.67%	5.31%
\$ 200,000 - 249,999	3	5											8	8.33%	7.08%
\$ 250,000 - 299,999	2	7											9	11.67%	7.96%
\$ 300,000 - 349,999	2	2											4	3.33%	3.54%
\$ 350,000 - 399,999	1	0											1	0.00%	0.88%
\$ 400,000 - 499,999	1	1											2	1.67%	1.77%
\$ 500,000 - 599,999	0	0											0	0.00%	0.00%
\$ 600,000 - 699,999	0	0											0	0.00%	0.00%
\$ 700,000 - 799,999	0	0											0	0.00%	0.00%
\$ 800,000 - 899,999	0	0											0	0.00%	0.00%
\$ 900,000 - 999,999	0	0											0	0.00%	0.00%
\$ 1,000,000 - and over	0	0											0	0.00%	0.00%
Current Year	53	60											113		
Previous Year	56	50											106		
Change from last month		13.21%													
Change from last year	-5.36%	20.00%													
Current YTD	53	113													
Previous YTD	56	106	106	106	106	106	106	106	106	106	106	106			
% Change YTD	-5.36%	6.60%													



**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	8											10	1.75%	1.13%
\$ 50,000 - 59,999	7	12											19	2.63%	2.14%
\$ 60,000 - 69,999	16	6											22	1.31%	2.48%
\$ 70,000 - 79,999	13	13											26	2.84%	2.93%
\$ 80,000 - 89,999	13	16											29	3.50%	3.27%
\$ 90,000 - 99,999	11	10											21	2.19%	2.36%
\$ 100,000 - 119,999	29	31											60	6.78%	6.76%
\$ 120,000 - 139,999	48	43											91	9.41%	10.25%
\$ 140,000 - 159,999	45	32											77	7.00%	8.67%
\$ 160,000 - 179,999	41	43											84	9.41%	9.46%
\$ 180,000 - 199,999	34	35											69	7.66%	7.77%
\$ 200,000 - 249,999	57	84											141	18.38%	15.88%
\$ 250,000 - 299,999	47	52											99	11.38%	11.15%
\$ 300,000 - 349,999	26	31											57	6.78%	6.42%
\$ 350,000 - 399,999	11	18											29	3.94%	3.27%
\$ 400,000 - 499,999	22	11											33	2.41%	3.72%
\$ 500,000 - 599,999	3	5											8	1.09%	0.90%
\$ 600,000 - 699,999	2	4											6	0.88%	0.68%
\$ 700,000 - 799,999	1	2											3	0.44%	0.34%
\$ 800,000 - 899,999	1	1											2	0.22%	0.23%
\$ 900,000 - 999,999	1	0											1	0.00%	0.11%
\$ 1,000,000 - and over	1	0											1	0.00%	0.11%
Current Year	431	457											888		
Previous Year	390	450											840		
Change from last month		6.03%													
Change from last year	10.51%	1.56%													
Current YTD	431	888													
Previous YTD	390	840	840	840	840	840	840	840	840	840	840	840			
% Change YTD	10.51%	5.71%													



**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	0											1	0.00%	0.11%
1	6	9											15	1.97%	1.69%
2	161	163											324	35.67%	36.49%
3	183	204											387	44.64%	43.58%
4	75	69											144	15.10%	16.22%
5	4	11											15	2.41%	1.69%
6+	1	1											2	0.22%	0.23%
Total	431	457	0	0	0	0	0	0	0	0	0	0	888	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	58											112	12.69%	12.61%
2	320	336											656	73.52%	73.87%
3	48	55											103	12.04%	11.60%
4	7	8											15	1.75%	1.69%
5	1	0											1	0.00%	0.11%
6+	1	0											1	0.00%	0.11%
Total	431	457	0	0	0	0	0	0	0	0	0	0	888	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	369											710	80.74%	79.95%
Condominium	42	42											84	9.19%	9.46%
Villa	27	20											47	4.38%	5.29%
Townhouse	11	18											29	3.94%	3.27%
Manufactured Home	10	8											18	1.75%	2.03%
Total	431	457	0	0	0	0	0	0	0	0	0	0	888	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - February 1 to February 29, 2020

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	8	1.75%	65,588	28,068	43.00%	39	13	1.6
\$ 50,000 - 59,999	12	2.63%	64,225	54,833	85.00%	40	12	1.0
\$ 60,000 - 69,999	6	1.31%	68,750	66,267	96.00%	58	10	1.7
\$ 70,000 - 79,999	13	2.84%	81,285	74,385	92.00%	93	18	1.4
\$ 80,000 - 89,999	16	3.50%	89,025	85,669	96.00%	44	29	1.8
\$ 90,000 - 99,999	10	2.19%	97,500	94,376	97.00%	69	14	1.4
\$ 100,000 - 119,999	31	6.78%	114,613	109,738	96.00%	58	42	1.4
\$ 120,000 - 139,999	43	9.41%	134,705	131,325	97.00%	42	87	2.0
\$ 140,000 - 159,999	32	7.00%	154,667	148,488	96.00%	48	84	2.6
\$ 160,000 - 179,999	43	9.41%	175,399	169,313	97.00%	49	96	2.2
\$ 180,000 - 199,999	35	7.66%	193,846	188,904	97.00%	53	97	2.8
\$ 200,000 - 249,999	84	18.38%	232,059	224,282	97.00%	45	191	2.3
\$ 250,000 - 299,999	52	11.38%	279,125	272,765	98.00%	51	172	3.3
\$ 300,000 - 349,999	31	6.78%	331,883	323,372	97.00%	87	106	3.4
\$ 350,000 - 399,999	18	3.94%	376,719	367,691	98.00%	68	76	4.2
\$ 400,000 - 499,999	11	2.41%	458,636	452,309	99.00%	57	71	6.5
\$ 500,000 - 599,999	5	1.09%	582,558	571,600	98.00%	36	42	8.4
\$ 600,000 - 699,999	4	0.88%	705,000	659,500	94.00%	82	23	5.8
\$ 700,000 - 799,999	2	0.44%	767,500	750,000	98.00%	83	18	9.0
\$ 800,000 - 899,999	1	0.22%	850,000	800,000	94.00%	277	3	3.0
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		9	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		27	
Totals	457	100.00%	214,497	207,204	97.00%	54	1,240	2.7

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 February 29, 2020

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	10	1.13%	125,920	25,425	20.00%	53	13	2.6
\$ 50,000 - 59,999	19	2.14%	62,913	55,287	88.00%	63	12	1.3
\$ 60,000 - 69,999	22	2.48%	70,700	66,418	94.00%	68	10	0.9
\$ 70,000 - 79,999	26	2.93%	79,582	74,512	94.00%	63	18	1.4
\$ 80,000 - 89,999	29	3.27%	90,403	84,900	94.00%	46	29	2.0
\$ 90,000 - 99,999	21	2.36%	100,590	94,508	94.00%	52	14	1.3
\$ 100,000 - 119,999	60	6.76%	116,032	110,326	95.00%	63	42	1.4
\$ 120,000 - 139,999	91	10.25%	135,447	130,619	96.00%	44	87	1.9
\$ 140,000 - 159,999	77	8.67%	154,288	149,415	97.00%	53	84	2.2
\$ 160,000 - 179,999	84	9.46%	175,046	169,698	97.00%	48	96	2.3
\$ 180,000 - 199,999	69	7.77%	192,942	188,641	98.00%	49	97	2.8
\$ 200,000 - 249,999	141	15.88%	230,441	223,670	97.00%	47	191	2.7
\$ 250,000 - 299,999	99	11.15%	279,342	272,664	98.00%	58	172	3.5
\$ 300,000 - 349,999	57	6.42%	331,823	324,406	98.00%	67	106	3.7
\$ 350,000 - 399,999	29	3.27%	381,696	372,046	97.00%	53	76	5.2
\$ 400,000 - 499,999	33	3.72%	450,315	439,369	98.00%	56	71	4.3
\$ 500,000 - 599,999	8	0.90%	590,599	569,813	96.00%	80	42	10.5
\$ 600,000 - 699,999	6	0.68%	690,667	653,333	95.00%	72	23	7.7
\$ 700,000 - 799,999	3	0.34%	776,667	753,333	97.00%	109	18	12.0
\$ 800,000 - 899,999	2	0.23%	867,500	821,688	95.00%	206	3	3.0
\$ 900,000 - 999,999	1	0.11%	1,099,000	975,000	89.00%	13	9	18.0
\$ 1,000,000 - and over	1	0.11%	1,283,000	1,075,000	84.00%	80	27	54.0
Totals	888	100.00%	214,306	206,278	96.00%	54	1,240	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 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
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	1,755	2.8
6/1/2019	613	207,320	201,362	97%	53	1,646	2.7
7/1/2019	571	205,590	198,765	97%	51	1,581	2.8
8/1/2019	590	224,311	217,535	97%	51	1,540	2.6
9/1/2019	533	213,397	205,684	96%	50	1,577	3.0
10/1/2019	515	211,420	203,836	96%	53	1,550	3.0
11/1/2019	490	225,495	219,204	97%	45	1,595	3.3
12/1/2019	502	211,422	205,506	97%	48	1,518	3.0
1/1/2020	431	214,105	205,296	96%	54	1,456	3.4
2/1/2020	457	214,497	207,204	97%	54	1,240	2.7

