



**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	1										8	0.19%	0.63%
\$ 50,000 - 59,999	2	2	1										5	0.19%	0.39%
\$ 60,000 - 69,999	7	0	0										7	0.00%	0.55%
\$ 70,000 - 79,999	3	5	3										11	0.58%	0.87%
\$ 80,000 - 89,999	8	10	6										24	1.17%	1.89%
\$ 90,000 - 99,999	9	7	10										26	1.95%	2.05%
\$ 100,000 - 119,999	24	27	29										80	5.65%	6.30%
\$ 120,000 - 139,999	40	41	40										121	7.80%	9.53%
\$ 140,000 - 159,999	42	28	53										123	10.33%	9.69%
\$ 160,000 - 179,999	36	41	77										154	15.01%	12.13%
\$ 180,000 - 199,999	32	31	43										106	8.38%	8.35%
\$ 200,000 - 249,999	54	77	97										228	18.91%	17.95%
\$ 250,000 - 299,999	45	45	66										156	12.87%	12.28%
\$ 300,000 - 349,999	24	30	31										85	6.04%	6.69%
\$ 350,000 - 399,999	10	18	22										50	4.29%	3.94%
\$ 400,000 - 499,999	21	10	16										47	3.12%	3.70%
\$ 500,000 - 599,999	3	5	10										18	1.95%	1.42%
\$ 600,000 - 699,999	2	4	7										13	1.36%	1.02%
\$ 700,000 - 799,999	1	2	1										4	0.19%	0.31%
\$ 800,000 - 899,999	1	1	0										2	0.00%	0.16%
\$ 900,000 - 999,999	1	0	0										1	0.00%	0.08%
\$ 1,000,000 - and over	1	0	0										1	0.00%	0.08%
Current Year	368	389	513										1,270		
Previous Year	325	382	501										1,208		
Change from last month		5.71%	31.88%												
Change from last year	13.23%	1.83%	2.40%												
Current YTD	368	757	1,270												
Previous YTD	325	707	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208			
% Change YTD	13.23%	7.07%	5.13%												



**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	6										9	8.57%	4.89%
\$ 50,000 - 59,999	4	9	5										18	7.14%	9.78%
\$ 60,000 - 69,999	8	5	5										18	7.14%	9.78%
\$ 70,000 - 79,999	7	6	8										21	11.43%	11.41%
\$ 80,000 - 89,999	5	5	1										11	1.43%	5.98%
\$ 90,000 - 99,999	2	3	3										8	4.29%	4.35%
\$ 100,000 - 119,999	5	3	6										14	8.57%	7.61%
\$ 120,000 - 139,999	6	2	1										9	1.43%	4.89%
\$ 140,000 - 159,999	2	4	4										10	5.71%	5.43%
\$ 160,000 - 179,999	3	2	4										9	5.71%	4.89%
\$ 180,000 - 199,999	2	4	6										12	8.57%	6.52%
\$ 200,000 - 249,999	3	5	7										15	10.00%	8.15%
\$ 250,000 - 299,999	2	7	8										17	11.43%	9.24%
\$ 300,000 - 349,999	2	2	4										8	5.71%	4.35%
\$ 350,000 - 399,999	1	0	2										3	2.86%	1.63%
\$ 400,000 - 499,999	1	1	0										2	0.00%	1.09%
\$ 500,000 - 599,999	0	0	0										0	0.00%	0.00%
\$ 600,000 - 699,999	0	0	0										0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0										0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0										0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0										0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0										0	0.00%	0.00%
Current Year	53	61	70										184		
Previous Year	56	50	71										177		
Change from last month		15.09%	14.75%												
Change from last year	-5.36%	22.00%	-1.41%												
Current YTD	53	114	184												
Previous YTD	56	106	177	177	177	177	177	177	177	177	177	177			
% Change YTD	-5.36%	7.55%	3.95%												



**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										20	1.65%	1.34%
\$ 50,000 - 59,999	7	12	6										25	0.99%	1.67%
\$ 60,000 - 69,999	16	6	6										28	0.99%	1.87%
\$ 70,000 - 79,999	13	13	15										41	2.48%	2.74%
\$ 80,000 - 89,999	13	17	11										41	1.82%	2.74%
\$ 90,000 - 99,999	11	10	13										34	2.15%	2.28%
\$ 100,000 - 119,999	29	31	36										96	5.95%	6.43%
\$ 120,000 - 139,999	48	43	44										135	7.27%	9.04%
\$ 140,000 - 159,999	45	32	63										140	10.41%	9.37%
\$ 160,000 - 179,999	41	43	81										165	13.39%	11.04%
\$ 180,000 - 199,999	34	35	49										118	8.10%	7.90%
\$ 200,000 - 249,999	57	83	104										244	17.19%	16.33%
\$ 250,000 - 299,999	47	52	74										173	12.23%	11.58%
\$ 300,000 - 349,999	26	32	35										93	5.79%	6.22%
\$ 350,000 - 399,999	11	18	24										53	3.97%	3.55%
\$ 400,000 - 499,999	22	11	16										49	2.64%	3.28%
\$ 500,000 - 599,999	3	5	10										18	1.65%	1.20%
\$ 600,000 - 699,999	2	4	7										13	1.16%	0.87%
\$ 700,000 - 799,999	1	2	1										4	0.17%	0.27%
\$ 800,000 - 899,999	1	1	0										2	0.00%	0.13%
\$ 900,000 - 999,999	1	0	0										1	0.00%	0.07%
\$ 1,000,000 - and over	1	0	0										1	0.00%	0.07%
Current Year	431	458	605										1,494		
Previous Year	390	450	584										1,424		
Change from last month		6.26%	32.10%												
Change from last year	10.51%	1.78%	3.60%												
Current YTD	431	889	1,494												
Previous YTD	390	840	1,424	1,424	1,424	1,424	1,424	1,424	1,424	1,424	1,424	1,424			
% Change YTD	10.51%	5.83%	4.92%												

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	0										1	0.00%	0.07%
1	6	9	8										23	1.32%	1.54%
2	161	164	199										524	32.89%	35.07%
3	183	204	282										669	46.61%	44.78%
4	75	69	96										240	15.87%	16.06%
5	4	11	18										33	2.98%	2.21%
6+	1	1	2										4	0.33%	0.27%
Total	431	458	605	0	0	0	0	0	0	0	0	0	1,494	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	59	81										194	13.39%	12.99%
2	320	336	448										1,104	74.05%	73.90%
3	48	55	67										170	11.07%	11.38%
4	7	8	8										23	1.32%	1.54%
5	1	0	0										1	0.00%	0.07%
6+	1	0	1										2	0.17%	0.13%
Total	431	458	605	0	0	0	0	0	0	0	0	0	1,494	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	493										1,203	81.49%	80.52%
Condominium	42	43	44										129	7.27%	8.63%
Villa	27	20	20										67	3.31%	4.48%
Townhouse	11	18	26										55	4.30%	3.68%
Manufactured Home	10	8	21										39	3.47%	2.61%
Dock-Rackominium	0	0	1										1	0.17%	0.07%
Total	431	458	605	0	0	0	0	0	0	0	0	0	1,494	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - March 1 to March 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	10	1.65%	50,990	25,215	49.00%	105	7	0.7
\$ 50,000 - 59,999	6	0.99%	56,067	53,978	96.00%	63	6	1.0
\$ 60,000 - 69,999	6	0.99%	65,600	62,583	95.00%	23	16	2.7
\$ 70,000 - 79,999	15	2.48%	79,840	73,387	92.00%	56	19	1.3
\$ 80,000 - 89,999	11	1.82%	87,644	84,000	96.00%	36	25	2.3
\$ 90,000 - 99,999	13	2.15%	97,896	94,338	96.00%	43	10	0.8
\$ 100,000 - 119,999	36	5.95%	115,068	110,192	96.00%	50	45	1.3
\$ 120,000 - 139,999	44	7.27%	135,290	130,095	96.00%	43	85	1.9
\$ 140,000 - 159,999	63	10.41%	152,225	149,597	98.00%	49	93	1.5
\$ 160,000 - 179,999	81	13.39%	173,510	169,875	98.00%	36	77	1.0
\$ 180,000 - 199,999	49	8.10%	196,325	189,247	96.00%	55	100	2.0
\$ 200,000 - 249,999	104	17.19%	227,332	223,863	98.00%	44	190	1.8
\$ 250,000 - 299,999	74	12.23%	278,901	272,324	98.00%	71	170	2.3
\$ 300,000 - 349,999	35	5.79%	331,361	323,961	98.00%	60	120	3.4
\$ 350,000 - 399,999	24	3.97%	376,415	372,657	99.00%	45	81	3.4
\$ 400,000 - 499,999	16	2.64%	468,867	451,895	96.00%	77	67	4.2
\$ 500,000 - 599,999	10	1.65%	577,610	549,940	95.00%	133	43	4.3
\$ 600,000 - 699,999	7	1.16%	677,386	652,857	96.00%	66	19	2.7
\$ 700,000 - 799,999	1	0.17%	834,900	775,000	93.00%	18	18	18.0
\$ 800,000 - 899,999	0	0.00%	0	0	0.00%		4	
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		9	
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		26	
Totals	605	100.00%	217,853	211,805	97.00%	53	1,230	2.0

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 March 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	20	1.34%	88,455	25,320	29.00%	79	7	1.1
\$ 50,000 - 59,999	25	1.67%	61,270	54,973	90.00%	63	6	0.7
\$ 60,000 - 69,999	28	1.87%	69,607	65,596	94.00%	58	16	1.7
\$ 70,000 - 79,999	41	2.74%	79,676	74,100	93.00%	61	19	1.4
\$ 80,000 - 89,999	41	2.74%	89,773	84,661	94.00%	43	25	1.8
\$ 90,000 - 99,999	34	2.28%	99,560	94,443	95.00%	48	10	0.9
\$ 100,000 - 119,999	96	6.43%	115,670	110,276	95.00%	58	45	1.4
\$ 120,000 - 139,999	135	9.04%	135,396	130,448	96.00%	43	85	1.9
\$ 140,000 - 159,999	140	9.37%	153,360	149,497	97.00%	52	93	2.0
\$ 160,000 - 179,999	165	11.04%	174,292	169,785	97.00%	42	77	1.4
\$ 180,000 - 199,999	118	7.90%	194,347	188,892	97.00%	51	100	2.5
\$ 200,000 - 249,999	244	16.33%	228,626	223,671	98.00%	46	190	2.3
\$ 250,000 - 299,999	173	11.58%	279,153	272,519	98.00%	64	170	3.0
\$ 300,000 - 349,999	93	6.22%	331,844	324,444	98.00%	64	120	3.9
\$ 350,000 - 399,999	53	3.55%	379,305	372,323	98.00%	49	81	4.6
\$ 400,000 - 499,999	49	3.28%	456,373	443,459	97.00%	63	67	4.1
\$ 500,000 - 599,999	18	1.20%	583,383	558,772	96.00%	109	43	7.2
\$ 600,000 - 699,999	13	0.87%	683,515	653,077	96.00%	69	19	4.4
\$ 700,000 - 799,999	4	0.27%	791,225	758,750	96.00%	86	18	13.5
\$ 800,000 - 899,999	2	0.13%	867,500	821,688	95.00%	206	4	6.0
\$ 900,000 - 999,999	1	0.07%	1,099,000	975,000	89.00%	13	9	27.0
\$ 1,000,000 - and over	1	0.07%	1,283,000	1,075,000	84.00%	80	26	78.0
Totals	1,494	100.00%	215,663	208,502	97.00%	53	1,230	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 - 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
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	2,250	5.8
2/1/2019	450	191,723	184,141	96%	61	2,199	4.9
3/1/2019	584	198,740	192,826	97%	64	1,981	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	1,542	2.6
9/1/2019	533	213,397	205,684	96%	50	1,582	3.0
10/1/2019	515	211,420	203,836	96%	53	1,562	3.0
11/1/2019	490	225,495	219,204	97%	45	1,613	3.3
12/1/2019	502	211,422	205,705	97%	48	1,549	3.1
1/1/2020	431	214,105	205,296	96%	54	1,500	3.5
2/1/2020	458	214,235	207,155	97%	54	1,339	2.9
3/1/2020	605	217,853	211,805	97%	53	1,230	2.0

Board/Association: West Pasco

State: FL

Month: March

Year: 2020

National Association of Realtors®

700 Eleventh Street, NW
Washington, DC 20001-4507

Email:

Fax:

Questions:

data@realtors.org

202-383-7568

202-383-1276

Single-Family Units
Number of Bedrooms

PRICE RANGE	2 or less		3	4 or more	Total
	\$ 1 - \$ 29,999				
\$ 30,000 - \$ 39,999					
\$ 40,000 - \$ 49,999	1				1
\$ 50,000 - \$ 59,999	1				1
\$ 60,000 - \$ 69,999					
\$ 70,000 - \$ 79,999	1	2			3
\$ 80,000 - \$ 89,999	5	1			6
\$ 90,000 - \$ 99,999	7	3			10
\$ 100,000 - \$ 119,999	25	3	1		29
\$ 120,000 - \$ 139,999	32	8			40
\$ 140,000 - \$ 159,999	28	24	1		53
\$ 160,000 - \$ 179,999	22	49	6		77
\$ 180,000 - \$ 199,999	9	30	4		43
\$ 200,000 - \$ 249,999	12	59	26		97
\$ 250,000 - \$ 299,999	7	41	18		66
\$ 300,000 - \$ 399,999	2	17	34		53
\$ 400,000 - \$ 499,999		8	8		16
\$ 500,000 - \$ 549,999			5		5
\$ 550,000 - \$ 599,999		1	4		5
\$ 600,000 - \$ 699,999		1	6		7
\$ 700,000 - \$ 799,999			1		1
\$ 800,000 - \$ 899,999					
\$ 900,000 - \$ 999,999					
\$ 1,000,000 - and over					
Totals:	152	247	114		513

Condominium / Cooperative Units
Number of Bedrooms

PRICE RANGE	2 or less		3	4 or more	Total
	\$ 1 - \$ 29,999	2	1		
\$ 30,000 - \$ 39,999	2				2
\$ 40,000 - \$ 49,999	1				1
\$ 50,000 - \$ 59,999	5				5
\$ 60,000 - \$ 69,999	5				5
\$ 70,000 - \$ 79,999	8				8
\$ 80,000 - \$ 89,999	1				1
\$ 90,000 - \$ 99,999	3				3
\$ 100,000 - \$ 119,999	6				6
\$ 120,000 - \$ 139,999	1				1
\$ 140,000 - \$ 159,999	2	2			4
\$ 160,000 - \$ 179,999	1	3			4
\$ 180,000 - \$ 199,999	4	2			6
\$ 200,000 - \$ 249,999	3	4			7
\$ 250,000 - \$ 299,999	1	7			8
\$ 300,000 - \$ 399,999		6			6
\$ 400,000 - \$ 499,999					
\$ 500,000 - \$ 549,999					
\$ 550,000 - \$ 599,999					
\$ 600,000 - \$ 699,999					
\$ 700,000 - \$ 799,999					
\$ 800,000 - \$ 899,999					
\$ 900,000 - \$ 999,999					
\$ 1,000,000 - and over					
Totals:	45	25	0		70

Active Listings

(Unsold Homes)

PRICE RANGE	Single-Family Listings	Condo/Co-op Listings
	\$ 1 - \$ 29,999	
\$ 30,000 - \$ 39,999		1
\$ 40,000 - \$ 49,999	1	4
\$ 50,000 - \$ 59,999		5
\$ 60,000 - \$ 69,999	2	11
\$ 70,000 - \$ 79,999	2	12
\$ 80,000 - \$ 89,999	5	18
\$ 90,000 - \$ 99,999	4	4
\$ 100,000 - \$ 119,999	27	11
\$ 120,000 - \$ 139,999	61	12
\$ 140,000 - \$ 159,999	73	12
\$ 160,000 - \$ 179,999	57	12
\$ 180,000 - \$ 199,999	79	16
\$ 200,000 - \$ 249,999	161	20
\$ 250,000 - \$ 299,999	145	15
\$ 300,000 - \$ 399,999	181	6
\$ 400,000 - \$ 499,999	63	1
\$ 500,000 - \$ 549,999	22	1
\$ 550,000 - \$ 599,999	20	
\$ 600,000 - \$ 699,999	18	
\$ 700,000 - \$ 799,999	17	
\$ 800,000 - \$ 899,999	4	
\$ 900,000 - \$ 999,999	8	
\$ 1,000,000 - and over	23	2
Totals:	973	164

Sales Pending

(Under Contract)

PRICE RANGE	Single-Family Listings	Condo/Co-op Listings
	\$ 1 - \$ 29,999	1
\$ 30,000 - \$ 39,999	1	
\$ 40,000 - \$ 49,999		4
\$ 50,000 - \$ 59,999		5
\$ 60,000 - \$ 69,999		3
\$ 70,000 - \$ 79,999	1	1
\$ 80,000 - \$ 89,999	6	5
\$ 90,000 - \$ 99,999	3	6
\$ 100,000 - \$ 119,999	19	8
\$ 120,000 - \$ 139,999	44	8
\$ 140,000 - \$ 159,999	56	1
\$ 160,000 - \$ 179,999	73	7
\$ 180,000 - \$ 199,999	57	6
\$ 200,000 - \$ 249,999	95	9
\$ 250,000 - \$ 299,999	55	6
\$ 300,000 - \$ 399,999	44	3
\$ 400,000 - \$ 499,999	20	
\$ 500,000 - \$ 549,999	8	
\$ 550,000 - \$ 599,999	3	
\$ 600,000 - \$ 699,999	6	
\$ 700,000 - \$ 799,999	2	
\$ 800,000 - \$ 899,999		
\$ 900,000 - \$ 999,999	1	
\$ 1,000,000 - and over	1	
Totals:	496	75

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	288	28
31 - 60	84	12
61 - 90	43	10
91 - 120	36	10
121 - and over	62	10
Totals	513	70