



**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	3									11	0.75%	0.66%
\$ 50,000 - 59,999	2	2	1	0									5	0.00%	0.30%
\$ 60,000 - 69,999	7	0	0	1									8	0.25%	0.48%
\$ 70,000 - 79,999	3	5	3	2									13	0.50%	0.78%
\$ 80,000 - 89,999	8	10	6	4									28	1.00%	1.68%
\$ 90,000 - 99,999	9	7	10	2									28	0.50%	1.68%
\$ 100,000 - 119,999	24	27	29	21									101	5.24%	6.04%
\$ 120,000 - 139,999	40	41	40	41									162	10.22%	9.69%
\$ 140,000 - 159,999	42	28	53	37									160	9.23%	9.58%
\$ 160,000 - 179,999	36	41	77	47									201	11.72%	12.03%
\$ 180,000 - 199,999	32	32	43	44									151	10.97%	9.04%
\$ 200,000 - 249,999	54	76	97	81									308	20.20%	18.43%
\$ 250,000 - 299,999	45	45	66	51									207	12.72%	12.39%
\$ 300,000 - 349,999	24	30	31	17									102	4.24%	6.10%
\$ 350,000 - 399,999	10	18	22	17									67	4.24%	4.01%
\$ 400,000 - 499,999	21	10	16	19									66	4.74%	3.95%
\$ 500,000 - 599,999	3	5	10	7									25	1.75%	1.50%
\$ 600,000 - 699,999	2	4	7	3									16	0.75%	0.96%
\$ 700,000 - 799,999	1	2	1	2									6	0.50%	0.36%
\$ 800,000 - 899,999	1	1	0	1									3	0.25%	0.18%
\$ 900,000 - 999,999	1	0	0	0									1	0.00%	0.06%
\$ 1,000,000 - and over	1	0	0	1									2	0.25%	0.12%
Current Year	368	389	513	401									1,671		
Previous Year	325	382	501	581									1,789		
Change from last month		5.71%	31.88%	-21.83%											
Change from last year	13.23%	1.83%	2.40%	-30.98%											
Current YTD	368	757	1,270	1,671											
Previous YTD	325	707	1,208	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789			
% Change YTD	13.23%	7.07%	5.13%	-6.60%											



**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	5	4									12	7.55%	5.08%
\$ 50,000 - 59,999	4	9	5	2									20	3.77%	8.47%
\$ 60,000 - 69,999	8	5	5	0									18	0.00%	7.63%
\$ 70,000 - 79,999	7	6	8	1									22	1.89%	9.32%
\$ 80,000 - 89,999	5	5	1	5									16	9.43%	6.78%
\$ 90,000 - 99,999	2	3	3	8									16	15.09%	6.78%
\$ 100,000 - 119,999	5	3	6	4									18	7.55%	7.63%
\$ 120,000 - 139,999	6	2	1	6									15	11.32%	6.36%
\$ 140,000 - 159,999	2	4	4	1									11	1.89%	4.66%
\$ 160,000 - 179,999	3	2	4	7									16	13.21%	6.78%
\$ 180,000 - 199,999	2	4	6	3									15	5.66%	6.36%
\$ 200,000 - 249,999	3	5	7	6									21	11.32%	8.90%
\$ 250,000 - 299,999	2	7	8	4									21	7.55%	8.90%
\$ 300,000 - 349,999	2	2	4	0									8	0.00%	3.39%
\$ 350,000 - 399,999	1	0	2	0									3	0.00%	1.27%
\$ 400,000 - 499,999	1	1	0	1									3	1.89%	1.27%
\$ 500,000 - 599,999	0	0	0	1									1	1.89%	0.42%
\$ 600,000 - 699,999	0	0	0	0									0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0									0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0									0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0									0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0									0	0.00%	0.00%
Current Year	53	61	69	53									236		
Previous Year	56	50	71	82									259		
Change from last month		15.09%	13.11%	-23.19%											
Change from last year	-5.36%	22.00%	-2.82%	-35.37%											
Current YTD	53	114	183	236											
Previous YTD	56	106	177	259	259	259	259	259	259	259	259	259			
% Change YTD	-5.36%	7.55%	3.39%	-8.88%											



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	9	8									27	1.70%	1.38%
\$ 50,000 - 59,999	7	12	6	4									29	0.85%	1.48%
\$ 60,000 - 69,999	16	6	6	2									30	0.43%	1.53%
\$ 70,000 - 79,999	13	13	15	5									46	1.06%	2.34%
\$ 80,000 - 89,999	13	17	11	12									53	2.55%	2.70%
\$ 90,000 - 99,999	11	10	13	10									44	2.13%	2.24%
\$ 100,000 - 119,999	29	31	36	28									124	5.96%	6.32%
\$ 120,000 - 139,999	48	43	44	48									183	10.21%	9.32%
\$ 140,000 - 159,999	45	32	63	38									178	8.09%	9.07%
\$ 160,000 - 179,999	41	43	81	56									221	11.91%	11.26%
\$ 180,000 - 199,999	34	36	49	47									166	10.00%	8.46%
\$ 200,000 - 249,999	57	82	104	88									331	18.72%	16.86%
\$ 250,000 - 299,999	47	52	74	55									228	11.70%	11.61%
\$ 300,000 - 349,999	26	32	35	17									110	3.62%	5.60%
\$ 350,000 - 399,999	11	18	24	17									70	3.62%	3.57%
\$ 400,000 - 499,999	22	11	16	20									69	4.26%	3.52%
\$ 500,000 - 599,999	3	5	10	8									26	1.70%	1.32%
\$ 600,000 - 699,999	2	4	7	3									16	0.64%	0.82%
\$ 700,000 - 799,999	1	2	1	2									6	0.43%	0.31%
\$ 800,000 - 899,999	1	1	0	1									3	0.21%	0.15%
\$ 900,000 - 999,999	1	0	0	0									1	0.00%	0.05%
\$ 1,000,000 - and over	1	0	0	1									2	0.21%	0.10%
Current Year	431	458	604	470									1,963		
Previous Year	390	450	584	679									2,103		
Change from last month		6.26%	31.88%	-22.19%											
Change from last year	10.51%	1.78%	3.42%	-30.78%											
Current YTD	431	889	1,493	1,963											
Previous YTD	390	840	1,424	2,103	2,103	2,103	2,103	2,103	2,103	2,103	2,103	2,103			
% Change YTD	10.51%	5.83%	4.85%	-6.66%											

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	0									1	0.00%	0.05%
1	6	9	8	5									28	1.06%	1.43%
2	161	164	199	169									693	35.96%	35.30%
3	183	204	281	209									877	44.47%	44.68%
4	75	69	96	72									312	15.32%	15.89%
5	4	11	18	14									47	2.98%	2.39%
6+	1	1	2	1									5	0.21%	0.25%
Total	431	458	604	470	0	0	0	0	0	0	0	0	1,963	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	50									244	10.64%	12.43%
2	320	336	447	360									1,463	76.60%	74.53%
3	48	55	67	53									223	11.28%	11.36%
4	7	8	8	4									27	0.85%	1.38%
5	1	0	0	2									3	0.43%	0.15%
6+	1	0	1	1									3	0.21%	0.15%
Total	431	458	604	470	0	0	0	0	0	0	0	0	1,963	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	385									1,588	81.91%	80.90%
Condominium	42	43	44	32									161	6.81%	8.20%
Villa	27	20	20	16									83	3.40%	4.23%
Townhouse	11	18	25	21									75	4.47%	3.82%
Manufactured Home	10	8	21	16									55	3.40%	2.80%
Dock-Rackominium	0	0	1	0									1	0.00%	0.05%
Total	431	458	604	470	0	0	0	0	0	0	0	0	1,963	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 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	8	1.70%	129,850	28,494	22.00%	82	6	0.8
\$ 50,000 - 59,999	4	0.85%	63,800	56,750	89.00%	51	10	2.5
\$ 60,000 - 69,999	2	0.43%	69,950	60,000	86.00%	47	12	6.0
\$ 70,000 - 79,999	5	1.06%	83,940	77,080	92.00%	60	20	4.0
\$ 80,000 - 89,999	12	2.55%	88,133	84,683	96.00%	46	25	2.1
\$ 90,000 - 99,999	10	2.13%	106,960	93,850	88.00%	46	18	1.8
\$ 100,000 - 119,999	28	5.96%	115,314	107,954	94.00%	50	43	1.5
\$ 120,000 - 139,999	48	10.21%	133,269	129,401	97.00%	49	71	1.5
\$ 140,000 - 159,999	38	8.09%	152,655	150,422	99.00%	29	93	2.5
\$ 160,000 - 179,999	56	11.91%	172,771	169,094	98.00%	46	93	1.7
\$ 180,000 - 199,999	47	10.00%	194,970	188,765	97.00%	45	99	2.1
\$ 200,000 - 249,999	88	18.72%	227,653	222,629	98.00%	69	196	2.2
\$ 250,000 - 299,999	55	11.70%	272,925	270,489	99.00%	44	183	3.3
\$ 300,000 - 349,999	17	3.62%	332,729	320,171	96.00%	68	124	7.3
\$ 350,000 - 399,999	17	3.62%	379,515	376,563	99.00%	29	74	4.4
\$ 400,000 - 499,999	20	4.26%	448,969	431,571	96.00%	96	68	3.4
\$ 500,000 - 599,999	8	1.70%	564,700	537,887	95.00%	81	47	5.9
\$ 600,000 - 699,999	3	0.64%	661,267	630,000	95.00%	302	17	5.7
\$ 700,000 - 799,999	2	0.43%	781,950	772,000	99.00%	118	14	7.0
\$ 800,000 - 899,999	1	0.21%	900,000	880,000	98.00%	17	6	6.0
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		7	
\$ 1,000,000 - and over	1	0.21%	1,325,000	1,250,000	94.00%	310	28	28.0
Totals	470	100.00%	222,699	214,931	97.00%	55	1,254	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 April 30, 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	27	1.38%	97,626	27,131	28.00%	72	6	0.9
\$ 50,000 - 59,999	29	1.48%	61,619	55,218	90.00%	61	10	1.4
\$ 60,000 - 69,999	30	1.53%	69,630	65,223	94.00%	57	12	1.6
\$ 70,000 - 79,999	46	2.34%	80,140	74,424	93.00%	61	20	1.7
\$ 80,000 - 89,999	53	2.70%	89,402	84,666	95.00%	44	25	1.9
\$ 90,000 - 99,999	44	2.24%	101,242	94,308	93.00%	48	18	1.6
\$ 100,000 - 119,999	124	6.32%	115,590	109,751	95.00%	56	43	1.4
\$ 120,000 - 139,999	183	9.32%	134,838	130,174	97.00%	45	71	1.6
\$ 140,000 - 159,999	178	9.07%	153,209	149,694	98.00%	47	93	2.1
\$ 160,000 - 179,999	221	11.26%	173,907	169,610	98.00%	43	93	1.7
\$ 180,000 - 199,999	166	8.46%	194,554	188,884	97.00%	49	99	2.4
\$ 200,000 - 249,999	331	16.86%	228,455	223,450	98.00%	52	196	2.4
\$ 250,000 - 299,999	228	11.61%	277,651	272,029	98.00%	59	183	3.2
\$ 300,000 - 349,999	110	5.60%	331,981	323,784	98.00%	64	124	4.5
\$ 350,000 - 399,999	70	3.57%	379,356	373,324	98.00%	44	74	4.2
\$ 400,000 - 499,999	69	3.52%	454,227	440,013	97.00%	73	68	3.9
\$ 500,000 - 599,999	26	1.32%	577,634	552,346	96.00%	100	47	7.2
\$ 600,000 - 699,999	16	0.82%	679,344	648,750	95.00%	112	17	4.3
\$ 700,000 - 799,999	6	0.31%	788,133	763,167	97.00%	97	14	9.3
\$ 800,000 - 899,999	3	0.15%	878,333	841,125	96.00%	143	6	8.0
\$ 900,000 - 999,999	1	0.05%	1,099,000	975,000	89.00%	13	7	28.0
\$ 1,000,000 - and over	2	0.10%	1,304,000	1,162,500	89.00%	195	28	56.0
Totals	1,963	100.00%	217,370	210,140	97.00%	54	1,254	2.6

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
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	1,982	3.4
4/1/2019	679	200,447	194,084	97%	64	1,829	2.7
5/1/2019	630	204,569	197,567	97%	53	1,756	2.8
6/1/2019	613	207,320	201,362	97%	53	1,647	2.7
7/1/2019	571	205,590	198,765	97%	51	1,582	2.8
8/1/2019	590	224,311	217,535	97%	51	1,543	2.6
9/1/2019	533	213,397	205,684	96%	50	1,583	3.0
10/1/2019	515	211,420	203,836	96%	53	1,564	3.0
11/1/2019	490	225,495	219,204	97%	45	1,622	3.3
12/1/2019	502	211,422	205,705	97%	48	1,568	3.1
1/1/2020	431	214,105	205,277	96%	54	1,540	3.6
2/1/2020	458	214,235	207,143	97%	54	1,394	3.0
3/1/2020	604	217,929	212,153	97%	52	1,353	2.2
4/1/2020	470	222,699	214,931	97%	55	1,254	2.7

Board/Association: West PascoState: FLMonth: AprilYear: 2020

National Association of Realtors®

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202-383-7568

Questions:

202-383-1276

Single-Family Units Number of Bedrooms

PRICE RANGE	2 or	3	4	Total
	less	or more		
\$ 1 - \$ 29,999		1	1	2
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999				
\$ 50,000 - \$ 59,999				
\$ 60,000 - \$ 69,999			1	1
\$ 70,000 - \$ 79,999	2			2
\$ 80,000 - \$ 89,999	3	1		4
\$ 90,000 - \$ 99,999	1		1	2
\$ 100,000 - \$ 119,999	18	3		21
\$ 120,000 - \$ 139,999	32	7	2	41
\$ 140,000 - \$ 159,999	22	13	2	37
\$ 160,000 - \$ 179,999	19	26	2	47
\$ 180,000 - \$ 199,999	7	29	8	44
\$ 200,000 - \$ 249,999	10	48	23	81
\$ 250,000 - \$ 299,999	12	23	16	51
\$ 300,000 - \$ 399,999		23	11	34
\$ 400,000 - \$ 499,999	1	8	10	19
\$ 500,000 - \$ 549,999		3	1	4
\$ 550,000 - \$ 599,999		2	1	3
\$ 600,000 - \$ 699,999		1	2	3
\$ 700,000 - \$ 799,999		1	1	2
\$ 800,000 - \$ 899,999			1	1
\$ 900,000 - \$ 999,999				
\$ 1,000,000 - and over			1	1
Totals:	128	189	84	401

Condominium / Cooperative Units Number of Bedrooms

PRICE RANGE	2 or	3	4	Total
	less	or more		
\$ 1 - \$ 29,999	1			1
\$ 30,000 - \$ 39,999	1			1
\$ 40,000 - \$ 49,999	2			2
\$ 50,000 - \$ 59,999	2			2
\$ 60,000 - \$ 69,999				
\$ 70,000 - \$ 79,999	1			1
\$ 80,000 - \$ 89,999	5			5
\$ 90,000 - \$ 99,999	8			8
\$ 100,000 - \$ 119,999	4			4
\$ 120,000 - \$ 139,999	6			6
\$ 140,000 - \$ 159,999	1			1
\$ 160,000 - \$ 179,999	3	4		7
\$ 180,000 - \$ 199,999	1	2		3
\$ 200,000 - \$ 249,999	2	4		6
\$ 250,000 - \$ 299,999	2	2		4
\$ 300,000 - \$ 399,999				
\$ 400,000 - \$ 499,999		1		1
\$ 500,000 - \$ 549,999		1		1
\$ 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:	39	14	0	53

Active Listings

(Unsold Homes)

Single-Family Listings Condo/Co-op Listings

Single-Family Listings	Condo/Co-op Listings
	1
1	4
	8
	10
	14
2	20
7	8
22	15
46	11
72	14
74	12
75	19
162	24
150	21
179	7
66	2
27	1
15	1
16	
12	1
5	
6	
25	2
965	195

Sales Pending

(Under Contract)

Single-Family Listings Condo/Co-op Listings

Single-Family Listings	Condo/Co-op Listings
2	1
	3
	1
	1
2	1
1	1
3	5
5	5
20	2
39	5
28	2
43	3
41	3
76	1
53	2
65	3
11	
1	
3	
1	
2	
1	
1	
398	39

TIME ON MARKET (Of Units Sold)	SF	CONDO
0 - 30	228	23
31 - 60	62	11
61 - 90	32	8
91 - 120	20	2
121 - and over	59	9
Totals	401	53