



**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	1	2							14	0.42%	0.56%
\$ 50,000 - 59,999	2	2	1	0	0	1							6	0.21%	0.24%
\$ 60,000 - 69,999	7	0	0	1	1	0							9	0.00%	0.36%
\$ 70,000 - 79,999	3	6	3	2	7	0							21	0.00%	0.83%
\$ 80,000 - 89,999	8	10	6	4	6	4							38	0.84%	1.51%
\$ 90,000 - 99,999	9	7	10	2	3	3							34	0.63%	1.35%
\$ 100,000 - 119,999	24	26	29	21	18	12							130	2.52%	5.16%
\$ 120,000 - 139,999	40	41	40	41	39	40							241	8.40%	9.57%
\$ 140,000 - 159,999	42	28	53	37	33	43							236	9.03%	9.38%
\$ 160,000 - 179,999	36	41	77	47	36	52							289	10.92%	11.48%
\$ 180,000 - 199,999	32	32	43	44	34	53							238	11.13%	9.46%
\$ 200,000 - 249,999	54	75	97	81	76	88							471	18.49%	18.71%
\$ 250,000 - 299,999	45	45	66	51	43	53							303	11.13%	12.04%
\$ 300,000 - 349,999	24	31	31	17	24	41							168	8.61%	6.67%
\$ 350,000 - 399,999	10	18	22	17	27	40							134	8.40%	5.32%
\$ 400,000 - 499,999	21	10	16	19	10	30							106	6.30%	4.21%
\$ 500,000 - 599,999	3	5	10	7	8	8							41	1.68%	1.63%
\$ 600,000 - 699,999	2	4	7	3	1	3							20	0.63%	0.79%
\$ 700,000 - 799,999	1	2	1	2	0	0							6	0.00%	0.24%
\$ 800,000 - 899,999	1	1	0	1	0	1							4	0.21%	0.16%
\$ 900,000 - 999,999	1	0	0	0	2	1							4	0.21%	0.16%
\$ 1,000,000 - and over	1	0	0	1	1	1							4	0.21%	0.16%
Current Year	368	389	513	401	370	476							2,517		
Previous Year	325	381	501	581	539	518							2,845		
Change from last month		5.71%	31.88%	-21.83%	-7.73%	28.65%									
Change from last year	13.23%	2.10%	2.40%	-30.98%	-31.35%	-8.11%									
Current YTD	368	757	1,270	1,671	2,041	2,517									
Previous YTD	325	706	1,207	1,788	2,327	2,845	2,845	2,845	2,845	2,845	2,845	2,845			
% Change YTD	13.23%	7.22%	5.22%	-6.54%	-12.29%	-11.53%									



**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	9	3							24	4.17%	6.70%
\$ 50,000 - 59,999	4	9	5	2	1	2							23	2.78%	6.42%
\$ 60,000 - 69,999	8	5	5	0	2	2							22	2.78%	6.15%
\$ 70,000 - 79,999	7	6	8	1	2	3							27	4.17%	7.54%
\$ 80,000 - 89,999	5	5	1	5	7	8							31	11.11%	8.66%
\$ 90,000 - 99,999	2	3	3	8	4	5							25	6.94%	6.98%
\$ 100,000 - 119,999	5	3	6	4	5	6							29	8.33%	8.10%
\$ 120,000 - 139,999	6	2	1	6	2	5							22	6.94%	6.15%
\$ 140,000 - 159,999	2	4	4	1	4	9							24	12.50%	6.70%
\$ 160,000 - 179,999	3	2	4	7	4	4							24	5.56%	6.70%
\$ 180,000 - 199,999	2	4	6	3	1	6							22	8.33%	6.15%
\$ 200,000 - 249,999	3	5	7	6	2	5							28	6.94%	7.82%
\$ 250,000 - 299,999	2	7	8	4	6	11							38	15.28%	10.61%
\$ 300,000 - 349,999	2	2	4	0	1	3							12	4.17%	3.35%
\$ 350,000 - 399,999	1	0	2	0	0	0							3	0.00%	0.84%
\$ 400,000 - 499,999	1	1	0	1	0	0							3	0.00%	0.84%
\$ 500,000 - 599,999	0	0	0	1	0	0							1	0.00%	0.28%
\$ 600,000 - 699,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0							0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0							0	0.00%	0.00%
Current Year	53	61	69	53	50	72							358		
Previous Year	56	50	71	82	73	70							402		
Change from last month		15.09%	13.11%	-23.19%	-5.66%	44.00%									
Change from last year	-5.36%	22.00%	-2.82%	-35.37%	-31.51%	2.86%									
Current YTD	53	114	183	236	286	358									
Previous YTD	56	106	177	259	332	402	402	402	402	402	402	402			
% Change YTD	-5.36%	7.55%	3.39%	-8.88%	-13.86%	-10.95%									



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	9	8	10	6							43	1.08%	1.46%
\$ 50,000 - 59,999	7	12	6	4	1	3							33	0.54%	1.12%
\$ 60,000 - 69,999	16	6	6	2	3	2							35	0.36%	1.18%
\$ 70,000 - 79,999	13	14	15	5	10	5							62	0.90%	2.10%
\$ 80,000 - 89,999	13	17	11	12	13	12							78	2.15%	2.64%
\$ 90,000 - 99,999	11	10	13	10	11	8							63	1.44%	2.13%
\$ 100,000 - 119,999	29	30	36	28	24	20							167	3.59%	5.65%
\$ 120,000 - 139,999	48	43	44	48	44	45							272	8.08%	9.20%
\$ 140,000 - 159,999	45	32	63	38	39	53							270	9.52%	9.14%
\$ 160,000 - 179,999	41	43	81	56	43	56							320	10.05%	10.83%
\$ 180,000 - 199,999	34	36	49	47	35	60							261	10.77%	8.83%
\$ 200,000 - 249,999	57	81	104	88	79	94							503	16.88%	17.02%
\$ 250,000 - 299,999	47	52	74	55	49	64							341	11.49%	11.54%
\$ 300,000 - 349,999	26	33	35	17	25	45							181	8.08%	6.13%
\$ 350,000 - 399,999	11	18	24	17	27	40							137	7.18%	4.64%
\$ 400,000 - 499,999	22	11	16	20	10	30							109	5.39%	3.69%
\$ 500,000 - 599,999	3	5	10	8	8	8							42	1.44%	1.42%
\$ 600,000 - 699,999	2	4	7	3	1	3							20	0.54%	0.68%
\$ 700,000 - 799,999	1	2	1	2	0	0							6	0.00%	0.20%
\$ 800,000 - 899,999	1	1	0	1	0	1							4	0.18%	0.14%
\$ 900,000 - 999,999	1	0	0	0	2	1							4	0.18%	0.14%
\$ 1,000,000 - and over	1	0	0	1	1	1							4	0.18%	0.14%
Current Year	431	458	604	470	435	557							2,955		
Previous Year	390	449	584	679	630	613							3,345		
Change from last month		6.26%	31.88%	-22.19%	-7.45%	28.05%									
Change from last year	10.51%	2.00%	3.42%	-30.78%	-30.95%	-9.14%									
Current YTD	431	889	1,493	1,963	2,398	2,955									
Previous YTD	390	839	1,423	2,102	2,732	3,345	3,345	3,345	3,345	3,345	3,345	3,345			
% Change YTD	10.51%	5.96%	4.92%	-6.61%	-12.23%	-11.66%									

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	0	0							1	0.00%	0.03%
1	6	9	8	5	9	7							44	1.26%	1.49%
2	161	164	199	169	141	165							999	29.62%	33.81%
3	183	204	281	209	197	256							1,330	45.96%	45.01%
4	75	69	96	72	73	104							489	18.67%	16.55%
5	4	11	18	14	15	23							85	4.13%	2.88%
6+	1	1	2	1	0	2							7	0.36%	0.24%
Total	431	458	604	470	435	557	0	0	0	0	0	0	2,955	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	46	40							330	7.18%	11.17%
2	320	336	447	360	326	438							2,227	78.64%	75.36%
3	48	55	67	53	56	71							350	12.75%	11.84%
4	7	8	8	4	7	6							40	1.08%	1.35%
5	1	0	0	2	0	1							4	0.18%	0.14%
6+	1	0	1	1	0	1							4	0.18%	0.14%
Total	431	458	604	470	435	557	0	0	0	0	0	0	2,955	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	356	456							2,400	81.87%	81.22%
Condominium	42	43	44	32	35	49							245	8.80%	8.29%
Villa	27	20	20	16	14	20							117	3.59%	3.96%
Townhouse	11	18	25	21	15	23							113	4.13%	3.82%
Manufactured Home	10	8	21	16	15	9							79	1.62%	2.67%
Dock-Rackominium	0	0	1	0	0	0							1	0.00%	0.03%
Total	431	458	604	470	435	557	0	0	0	0	0	0	2,955	100.00%	100.00%

West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - June 1 to June 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	6	1.08%	201,867	29,575	15.00%	176	6	1.0
\$ 50,000 - 59,999	3	0.54%	62,600	54,667	87.00%	68	9	3.0
\$ 60,000 - 69,999	2	0.36%	61,750	61,750	100.00%	22	14	7.0
\$ 70,000 - 79,999	5	0.90%	79,160	75,900	96.00%	79	19	3.8
\$ 80,000 - 89,999	12	2.15%	87,783	84,238	96.00%	36	21	1.8
\$ 90,000 - 99,999	8	1.44%	97,088	94,613	97.00%	50	19	2.4
\$ 100,000 - 119,999	20	3.59%	116,719	110,670	95.00%	62	34	1.7
\$ 120,000 - 139,999	45	8.08%	134,904	128,078	95.00%	56	65	1.4
\$ 140,000 - 159,999	53	9.52%	153,103	149,212	97.00%	37	54	1.0
\$ 160,000 - 179,999	56	10.05%	174,281	171,225	98.00%	43	49	0.9
\$ 180,000 - 199,999	60	10.77%	195,356	190,625	98.00%	52	62	1.0
\$ 200,000 - 249,999	94	16.88%	226,212	222,139	98.00%	46	140	1.5
\$ 250,000 - 299,999	64	11.49%	278,644	273,245	98.00%	57	164	2.6
\$ 300,000 - 349,999	45	8.08%	330,459	320,586	97.00%	52	91	2.0
\$ 350,000 - 399,999	40	7.18%	381,952	373,128	98.00%	55	57	1.4
\$ 400,000 - 499,999	30	5.39%	456,936	444,091	97.00%	69	64	2.1
\$ 500,000 - 599,999	8	1.44%	560,475	537,222	96.00%	50	35	4.4
\$ 600,000 - 699,999	3	0.54%	679,967	648,333	95.00%	23	24	8.0
\$ 700,000 - 799,999	0	0.00%	0	0	0.00%		15	
\$ 800,000 - 899,999	1	0.18%	859,900	855,000	99.00%	129	11	11.0
\$ 900,000 - 999,999	1	0.18%	980,000	900,000	92.00%	63	4	4.0
\$ 1,000,000 - and over	1	0.18%	1,497,000	1,350,000	90.00%	258	24	24.0
Totals	557	100.00%	241,586	233,239	97.00%	52	981	1.8

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 June 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	43	1.46%	111,942	27,764	25.00%	109	6	0.8
\$ 50,000 - 59,999	33	1.12%	61,417	55,070	90.00%	62	9	1.6
\$ 60,000 - 69,999	35	1.18%	69,069	65,134	94.00%	56	14	2.4
\$ 70,000 - 79,999	62	2.10%	81,125	74,638	92.00%	61	19	1.8
\$ 80,000 - 89,999	78	2.64%	89,981	84,558	94.00%	44	21	1.6
\$ 90,000 - 99,999	63	2.13%	101,088	94,349	93.00%	58	19	1.8
\$ 100,000 - 119,999	167	5.65%	115,733	109,995	95.00%	56	34	1.2
\$ 120,000 - 139,999	272	9.20%	134,631	129,798	96.00%	47	65	1.4
\$ 140,000 - 159,999	270	9.14%	153,576	149,718	97.00%	44	54	1.2
\$ 160,000 - 179,999	320	10.83%	174,084	169,963	98.00%	44	49	0.9
\$ 180,000 - 199,999	261	8.83%	194,411	189,318	97.00%	48	62	1.4
\$ 200,000 - 249,999	503	17.02%	227,244	222,666	98.00%	49	140	1.7
\$ 250,000 - 299,999	341	11.54%	277,976	272,607	98.00%	55	164	2.9
\$ 300,000 - 349,999	181	6.13%	331,288	322,572	97.00%	59	91	3.0
\$ 350,000 - 399,999	137	4.64%	380,438	373,049	98.00%	48	57	2.5
\$ 400,000 - 499,999	109	3.69%	454,689	440,721	97.00%	71	64	3.5
\$ 500,000 - 599,999	42	1.42%	571,647	548,304	96.00%	100	35	5.0
\$ 600,000 - 699,999	20	0.68%	679,215	648,750	96.00%	96	24	7.2
\$ 700,000 - 799,999	6	0.20%	788,133	763,167	97.00%	97	15	15.0
\$ 800,000 - 899,999	4	0.14%	873,725	844,594	97.00%	139	11	16.5
\$ 900,000 - 999,999	4	0.14%	1,018,975	926,400	91.00%	89	4	6.0
\$ 1,000,000 - and over	4	0.14%	1,313,750	1,181,250	90.00%	180	24	36.0
Totals	2,955	100.00%	222,477	214,971	97.00%	53	981	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®
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
7/1/2016	518	165,993	159,592	96%	70	1,999	3.9
8/1/2016	492	163,104	158,521	97%	69	2,012	4.1
9/1/2016	487	162,468	156,983	97%	69	2,026	4.2
10/1/2016	446	165,010	159,919	97%	68	1,987	4.5
11/1/2016	412	168,960	162,333	96%	61	1,970	4.8
12/1/2016	437	163,530	156,904	96%	73	1,921	4.4
1/1/2017	364	158,369	151,267	96%	68	1,976	5.4
2/1/2017	372	168,502	160,297	95%	65	1,963	5.3
3/1/2017	531	159,629	153,500	96%	65	1,941	3.7
4/1/2017	545	174,222	167,473	96%	60	1,890	3.5
5/1/2017	592	179,045	172,139	96%	58	1,871	3.2
6/1/2017	587	185,547	178,778	96%	58	1,915	3.3
7/1/2017	511	186,050	180,959	97%	49	1,941	3.8
8/1/2017	514	179,101	172,372	96%	51	1,961	3.8
9/1/2017	417	194,076	187,725	97%	55	1,922	4.6
10/1/2017	427	178,612	172,321	96%	56	1,945	4.6
11/1/2017	460	181,430	172,490	95%	54	1,959	4.3
12/1/2017	502	189,800	182,662	96%	58	1,900	3.8
1/1/2018	375	176,734	170,439	96%	55	1,934	5.2
2/1/2018	403	175,299	167,885	96%	61	1,955	4.9
3/1/2018	555	197,300	188,861	96%	56	1,934	3.5
4/1/2018	567	197,896	191,032	97%	54	1,921	3.4
5/1/2018	663	196,019	189,989	97%	50	1,930	2.9
6/1/2018	588	199,618	193,282	97%	48	1,973	3.4
7/1/2018	545	206,659	199,487	97%	49	1,963	3.6
8/1/2018	508	200,257	193,128	96%	49	1,998	3.9
9/1/2018	471	195,708	189,145	97%	44	2,069	4.4
10/1/2018	520	195,773	189,970	97%	45	2,125	4.1
11/1/2018	513	195,613	187,723	96%	50	2,230	4.3
12/1/2018	463	198,460	191,809	97%	46	2,210	4.8
1/1/2019	390	204,229	194,494	95%	65	2,270	5.8
2/1/2019	450	191,723	184,141	96%	55	2,224	4.9
3/1/2019	584	198,740	192,826	97%	65	2,010	3.4
4/1/2019	679	200,447	194,084	97%	66	1,863	2.7
5/1/2019	630	204,569	197,567	97%	54	1,792	2.8
6/1/2019	613	207,320	201,198	97%	53	1,685	2.7
7/1/2019	571	205,590	198,765	97%	51	1,612	2.8
8/1/2019	590	224,311	217,535	97%	51	1,568	2.7
9/1/2019	533	213,397	205,684	96%	50	1,609	3.0
10/1/2019	515	211,420	203,836	96%	53	1,584	3.1
11/1/2019	490	225,495	219,204	97%	45	1,642	3.4
12/1/2019	502	211,422	205,705	97%	48	1,603	3.2
1/1/2020	431	214,105	205,277	96%	53	1,591	3.7
2/1/2020	458	214,235	207,293	97%	54	1,466	3.2
3/1/2020	604	217,929	212,072	97%	52	1,467	2.4
4/1/2020	470	222,699	214,931	97%	55	1,420	3.0
5/1/2020	435	221,059	213,336	97%	50	1,189	2.7
6/1/2020	557	241,586	233,239	97%	52	981	1.8



