



**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	1	4	1				20	0.20%	0.49%
\$ 50,000 - 59,999	2	2	1	0	0	1	0	1	0				7	0.00%	0.17%
\$ 60,000 - 69,999	7	0	0	1	1	0	3	0	0				12	0.00%	0.30%
\$ 70,000 - 79,999	3	6	3	2	7	0	3	2	3				29	0.61%	0.71%
\$ 80,000 - 89,999	8	10	6	4	6	4	4	3	4				49	0.81%	1.21%
\$ 90,000 - 99,999	9	7	10	2	4	3	5	5	3				48	0.61%	1.18%
\$ 100,000 - 119,999	24	26	29	21	17	12	18	16	14				177	2.83%	4.35%
\$ 120,000 - 139,999	40	41	40	42	39	40	45	32	38				357	7.68%	8.78%
\$ 140,000 - 159,999	42	28	53	36	33	43	52	39	34				360	6.87%	8.85%
\$ 160,000 - 179,999	36	41	77	47	35	52	58	56	45				447	9.09%	10.99%
\$ 180,000 - 199,999	32	32	43	44	35	53	52	48	42				381	8.48%	9.37%
\$ 200,000 - 249,999	54	75	97	81	76	88	109	93	110				783	22.22%	19.26%
\$ 250,000 - 299,999	45	45	66	51	43	52	73	73	78				526	15.76%	12.94%
\$ 300,000 - 349,999	24	31	31	17	24	41	38	51	41				298	8.28%	7.33%
\$ 350,000 - 399,999	10	18	22	17	27	41	36	28	37				236	7.47%	5.80%
\$ 400,000 - 499,999	21	10	16	19	10	30	25	27	26				184	5.25%	4.53%
\$ 500,000 - 599,999	3	5	10	7	8	8	13	17	11				82	2.22%	2.02%
\$ 600,000 - 699,999	2	4	7	3	1	3	7	8	2				37	0.40%	0.91%
\$ 700,000 - 799,999	1	2	1	2	0	0	1	2	3				12	0.61%	0.30%
\$ 800,000 - 899,999	1	1	0	1	0	1	1	0	1				6	0.20%	0.15%
\$ 900,000 - 999,999	1	0	0	0	2	1	0	1	0				5	0.00%	0.12%
\$ 1,000,000 - and over	1	0	0	1	1	1	1	3	2				10	0.40%	0.25%
Current Year	368	389	513	401	370	476	545	509	495				4,066		
Previous Year	325	381	501	581	539	518	496	520	463				4,324		
Change from last month		5.71%	31.88%	-21.83%	-7.73%	28.65%	14.50%	-6.61%	-2.75%						
Change from last year	13.23%	2.10%	2.40%	-30.98%	-31.35%	-8.11%	9.88%	-2.12%	6.91%						
Current YTD	368	757	1,270	1,671	2,041	2,517	3,062	3,571	4,066						
Previous YTD	325	706	1,207	1,788	2,327	2,845	3,341	3,861	4,324	4,324	4,324				
% Change YTD	13.23%	7.22%	5.22%	-6.54%	-12.29%	-11.53%	-8.35%	-7.51%	-5.97%						



**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	4	3	0				31	0.00%	5.21%
\$ 50,000 - 59,999	4	9	5	2	1	2	5	5	4				37	5.97%	6.22%
\$ 60,000 - 69,999	8	5	5	0	2	2	3	5	4				34	5.97%	5.71%
\$ 70,000 - 79,999	7	6	8	1	2	3	7	14	5				53	7.46%	8.91%
\$ 80,000 - 89,999	5	5	1	5	7	8	8	6	4				49	5.97%	8.24%
\$ 90,000 - 99,999	2	3	3	8	4	5	7	6	5				43	7.46%	7.23%
\$ 100,000 - 119,999	5	3	6	4	5	6	5	7	7				48	10.45%	8.07%
\$ 120,000 - 139,999	6	2	1	6	2	5	7	6	4				39	5.97%	6.55%
\$ 140,000 - 159,999	2	4	4	1	4	9	6	5	7				42	10.45%	7.06%
\$ 160,000 - 179,999	3	2	4	7	4	4	5	10	5				44	7.46%	7.39%
\$ 180,000 - 199,999	2	4	6	3	1	6	7	4	4				37	5.97%	6.22%
\$ 200,000 - 249,999	3	5	7	6	2	5	9	7	6				50	8.96%	8.40%
\$ 250,000 - 299,999	2	7	8	4	6	11	4	7	4				53	5.97%	8.91%
\$ 300,000 - 349,999	2	2	4	0	1	3	1	6	6				25	8.96%	4.20%
\$ 350,000 - 399,999	1	0	2	0	0	0	0	0	1				4	1.49%	0.67%
\$ 400,000 - 499,999	1	1	0	1	0	0	1	0	0				4	0.00%	0.67%
\$ 500,000 - 599,999	0	0	0	1	0	0	0	0	1				2	1.49%	0.34%
\$ 600,000 - 699,999	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
\$ 700,000 - 799,999	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
\$ 800,000 - 899,999	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
Current Year	53	61	69	53	50	72	79	91	67				595		
Previous Year	56	50	71	82	73	70	65	60	60				587		
Change from last month		15.09%	13.11%	-23.19%	-5.66%	44.00%	9.72%	15.19%	-26.37%						
Change from last year	-5.36%	22.00%	-2.82%	-35.37%	-31.51%	2.86%	21.54%	51.67%	11.67%						
Current YTD	53	114	183	236	286	358	437	528	595						
Previous YTD	56	106	177	259	332	402	467	527	587	587	587	587			
% Change YTD	-5.36%	7.55%	3.39%	-8.88%	-13.86%	-10.95%	-6.42%	0.19%	1.36%						



**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	8	9	8	10	6	5	8	1				57	0.17%	1.19%
\$ 50,000 - 59,999	7	12	6	4	1	3	7	6	4				50	0.69%	1.04%
\$ 60,000 - 69,999	16	6	6	2	3	2	8	6	7				56	1.20%	1.17%
\$ 70,000 - 79,999	13	14	15	5	10	5	11	18	12				103	2.06%	2.15%
\$ 80,000 - 89,999	13	17	11	12	13	12	14	10	9				111	1.54%	2.32%
\$ 90,000 - 99,999	11	10	13	10	12	8	13	12	8				97	1.37%	2.02%
\$ 100,000 - 119,999	29	30	36	28	23	20	23	24	21				234	3.60%	4.88%
\$ 120,000 - 139,999	48	43	44	49	44	45	55	41	45				414	7.72%	8.64%
\$ 140,000 - 159,999	45	32	63	37	39	53	61	44	44				418	7.55%	8.72%
\$ 160,000 - 179,999	41	43	81	56	42	56	65	67	52				503	8.92%	10.50%
\$ 180,000 - 199,999	34	36	49	47	36	60	60	52	47				421	8.06%	8.79%
\$ 200,000 - 249,999	57	81	104	88	79	94	118	100	116				837	19.90%	17.47%
\$ 250,000 - 299,999	47	52	74	55	49	63	78	80	84				582	14.41%	12.15%
\$ 300,000 - 349,999	26	33	35	17	25	45	40	57	47				325	8.06%	6.78%
\$ 350,000 - 399,999	11	18	24	17	27	41	36	28	39				241	6.69%	5.03%
\$ 400,000 - 499,999	22	11	16	20	10	30	26	27	27				189	4.63%	3.94%
\$ 500,000 - 599,999	3	5	10	8	8	8	13	17	12				84	2.06%	1.75%
\$ 600,000 - 699,999	2	4	7	3	1	3	7	8	2				37	0.34%	0.77%
\$ 700,000 - 799,999	1	2	1	2	0	0	1	2	3				12	0.51%	0.25%
\$ 800,000 - 899,999	1	1	0	1	0	1	1	0	1				6	0.17%	0.13%
\$ 900,000 - 999,999	1	0	0	0	2	1	0	1	0				5	0.00%	0.10%
\$ 1,000,000 - and over	1	0	0	1	1	1	1	3	2				10	0.34%	0.21%
Current Year	431	458	604	470	435	557	643	611	583				4,792		
Previous Year	390	449	584	679	630	613	571	590	533				5,039		
Change from last month		6.26%	31.88%	-22.19%	-7.45%	28.05%	15.44%	-4.98%	-4.58%						
Change from last year	10.51%	2.00%	3.42%	-30.78%	-30.95%	-9.14%	12.61%	3.56%	9.38%						
Current YTD	431	889	1,493	1,963	2,398	2,955	3,598	4,209	4,792						
Previous YTD	390	839	1,423	2,102	2,732	3,345	3,916	4,506	5,039	5,039	5,039	5,039			
% Change YTD	10.51%	5.96%	4.92%	-6.61%	-12.23%	-11.66%	-8.12%	-6.59%	-4.90%						

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	0	1	0				2	0.00%	0.04%
1	6	9	8	5	9	7	11	14	12				81	2.06%	1.69%
2	161	164	199	169	141	165	225	176	171				1,571	29.33%	32.78%
3	183	204	281	209	197	256	281	295	270				2,176	46.31%	45.41%
4	75	69	96	72	73	104	101	104	102				796	17.50%	16.61%
5	4	11	18	14	15	23	25	17	22				149	3.77%	3.11%
6+	1	1	2	1	0	2	0	4	6				17	1.03%	0.35%
Total	431	458	604	470	435	557	643	611	583	0	0	0	4,792	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	69	73	61				533	10.46%	11.12%
2	320	336	447	360	326	437	492	431	424				3,573	72.73%	74.56%
3	48	55	67	53	56	72	75	95	82				603	14.07%	12.58%
4	7	8	8	4	7	6	5	8	13				66	2.23%	1.38%
5	1	0	0	2	0	1	2	1	1				8	0.17%	0.17%
6+	1	0	1	1	0	1	0	3	2				9	0.34%	0.19%
Total	431	458	604	470	435	557	643	611	583	0	0	0	4,792	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	518	490	477				3,885	81.82%	81.07%
Condominium	42	43	44	32	35	49	55	66	49				415	8.40%	8.66%
Villa	27	20	20	16	14	20	27	19	18				181	3.09%	3.78%
Townhouse	11	18	25	21	15	23	24	25	18				180	3.09%	3.76%
Manufactured Home	10	8	21	16	15	9	19	10	20				128	3.43%	2.67%
Dock-Rackominium	0	0	1	0	0	0	0	1	0				2	0.00%	0.04%
1/2 Duplex	0	0	0	0	0	0	0	0	1				1	0.17%	0.02%
Total	431	458	604	470	435	557	643	611	583	0	0	0	4,792	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - September 1 to September 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	1	0.17%	204,900	1,300	1.00%	1	3	3.0
\$ 50,000 - 59,999	4	0.69%	60,875	55,750	92.00%	90	4	1.0
\$ 60,000 - 69,999	7	1.20%	67,386	63,057	94.00%	17	4	0.6
\$ 70,000 - 79,999	12	2.06%	81,483	74,508	91.00%	41	16	1.3
\$ 80,000 - 89,999	9	1.54%	88,441	84,456	95.00%	40	9	1.0
\$ 90,000 - 99,999	8	1.37%	100,275	92,500	92.00%	18	12	1.5
\$ 100,000 - 119,999	21	3.60%	114,309	110,724	97.00%	15	20	1.0
\$ 120,000 - 139,999	45	7.72%	134,441	131,135	98.00%	49	41	0.9
\$ 140,000 - 159,999	44	7.55%	151,257	148,813	98.00%	33	47	1.1
\$ 160,000 - 179,999	52	8.92%	174,638	169,952	97.00%	27	47	0.9
\$ 180,000 - 199,999	47	8.06%	190,280	188,692	99.00%	32	51	1.1
\$ 200,000 - 249,999	116	19.90%	223,490	222,260	99.00%	37	112	1.0
\$ 250,000 - 299,999	84	14.41%	274,329	271,171	99.00%	26	120	1.4
\$ 300,000 - 349,999	47	8.06%	331,166	322,221	97.00%	56	98	2.1
\$ 350,000 - 399,999	39	6.69%	386,392	377,136	98.00%	52	50	1.3
\$ 400,000 - 499,999	27	4.63%	449,691	440,395	98.00%	51	59	2.2
\$ 500,000 - 599,999	12	2.06%	561,600	543,700	97.00%	61	26	2.2
\$ 600,000 - 699,999	2	0.34%	672,450	627,500	93.00%	184	24	12.0
\$ 700,000 - 799,999	3	0.51%	777,767	741,667	95.00%	77	14	4.7
\$ 800,000 - 899,999	1	0.17%	849,900	835,000	98.00%	63	13	13.0
\$ 900,000 - 999,999	0	0.00%	0	0	0.00%		5	
\$ 1,000,000 - and over	2	0.34%	3,372,500	3,124,875	93.00%	115	23	11.5
Totals	583	100.00%	251,085	245,168	98.00%	38	798	1.4

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 September 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	57	1.19%	103,870	28,945	28.00%	91	3	0.5
\$ 50,000 - 59,999	50	1.04%	60,922	55,105	90.00%	69	4	0.7
\$ 60,000 - 69,999	56	1.17%	68,557	64,527	94.00%	62	4	0.6
\$ 70,000 - 79,999	103	2.15%	80,763	74,784	93.00%	57	16	1.4
\$ 80,000 - 89,999	111	2.32%	89,805	84,809	94.00%	45	9	0.7
\$ 90,000 - 99,999	97	2.02%	101,078	94,048	93.00%	56	12	1.1
\$ 100,000 - 119,999	234	4.88%	115,661	110,445	95.00%	50	20	0.8
\$ 120,000 - 139,999	414	8.64%	134,655	130,298	97.00%	48	41	0.9
\$ 140,000 - 159,999	418	8.72%	153,225	149,844	98.00%	44	47	1.0
\$ 160,000 - 179,999	503	10.50%	173,719	169,880	98.00%	40	47	0.8
\$ 180,000 - 199,999	421	8.79%	193,498	189,120	98.00%	46	51	1.1
\$ 200,000 - 249,999	837	17.47%	226,731	222,514	98.00%	46	112	1.2
\$ 250,000 - 299,999	582	12.15%	277,498	272,782	98.00%	48	120	1.9
\$ 300,000 - 349,999	325	6.78%	330,784	322,655	98.00%	55	98	2.7
\$ 350,000 - 399,999	241	5.03%	380,171	372,905	98.00%	49	50	1.9
\$ 400,000 - 499,999	189	3.94%	453,828	441,660	97.00%	63	59	2.8
\$ 500,000 - 599,999	84	1.75%	562,330	544,573	97.00%	83	26	2.8
\$ 600,000 - 699,999	37	0.77%	668,646	642,135	96.00%	84	24	5.8
\$ 700,000 - 799,999	12	0.25%	779,167	755,833	97.00%	85	14	10.5
\$ 800,000 - 899,999	6	0.13%	873,967	838,896	96.00%	116	13	19.5
\$ 900,000 - 999,999	5	0.10%	1,005,180	925,120	92.00%	101	5	9.0
\$ 1,000,000 - and over	10	0.21%	1,851,100	1,718,875	93.00%	114	23	20.7
Totals	4,792	100.00%	230,151	223,368	97.00%	50	798	1.5

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
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	1,613	2.8
8/1/2019	590	224,311	217,535	97%	51	1,570	2.7
9/1/2019	533	213,397	205,684	96%	50	1,613	3.0
10/1/2019	515	211,420	203,836	96%	53	1,591	3.1
11/1/2019	490	225,495	219,204	97%	45	1,651	3.4
12/1/2019	502	211,422	205,705	97%	48	1,610	3.2
1/1/2020	431	214,105	205,277	96%	53	1,604	3.7
2/1/2020	458	214,235	207,293	97%	54	1,492	3.3
3/1/2020	604	217,929	212,072	97%	52	1,518	2.5
4/1/2020	470	222,699	214,899	96%	55	1,492	3.2
5/1/2020	435	221,059	213,339	97%	50	1,319	3.0
6/1/2020	557	241,784	233,374	97%	53	1,186	2.1
7/1/2020	643	232,343	226,769	98%	48	1,039	1.6
8/1/2020	611	244,802	239,501	98%	47	913	1.5
9/1/2020	583	251,085	245,168	98%	38	798	1.4



