



**West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2021**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
\$ 1 - 49,999	1												1	0.27%	0.27%
\$ 50,000 - 59,999	1												1	0.27%	0.27%
\$ 60,000 - 69,999	0												0	0.00%	0.00%
\$ 70,000 - 79,999	1												1	0.27%	0.27%
\$ 80,000 - 89,999	2												2	0.54%	0.54%
\$ 90,000 - 99,999	8												8	2.17%	2.17%
\$ 100,000 - 119,999	10												10	2.72%	2.72%
\$ 120,000 - 139,999	18												18	4.89%	4.89%
\$ 140,000 - 159,999	23												23	6.25%	6.25%
\$ 160,000 - 179,999	38												38	10.33%	10.33%
\$ 180,000 - 199,999	36												36	9.78%	9.78%
\$ 200,000 - 249,999	67												67	18.21%	18.21%
\$ 250,000 - 299,999	47												47	12.77%	12.77%
\$ 300,000 - 349,999	46												46	12.50%	12.50%
\$ 350,000 - 399,999	22												22	5.98%	5.98%
\$ 400,000 - 499,999	28												28	7.61%	7.61%
\$ 500,000 - 599,999	8												8	2.17%	2.17%
\$ 600,000 - 699,999	6												6	1.63%	1.63%
\$ 700,000 - 799,999	1												1	0.27%	0.27%
\$ 800,000 - 899,999	3												3	0.82%	0.82%
\$ 900,000 - 999,999	2												2	0.54%	0.54%
\$ 1,000,000 - and over	0												0	0.00%	0.00%
Current Year	368												368		
Previous Year	368												368		
Change from last month															
Change from last year	0.00%														
Current YTD	368	368													
Previous YTD	368	368	368	368	368	368	368	368	368	368	368	368			
% Change YTD	0.00%														



**West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2021**

Sales by Price Range - Condominiums, Townhouses and Co-Ops

Price Range	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
\$ 1 - 49,999	1												1	1.79%	1.79%
\$ 50,000 - 59,999	2												2	3.57%	3.57%
\$ 60,000 - 69,999	1												1	1.79%	1.79%
\$ 70,000 - 79,999	8												8	14.29%	14.29%
\$ 80,000 - 89,999	5												5	8.93%	8.93%
\$ 90,000 - 99,999	2												2	3.57%	3.57%
\$ 100,000 - 119,999	4												4	7.14%	7.14%
\$ 120,000 - 139,999	11												11	19.64%	19.64%
\$ 140,000 - 159,999	2												2	3.57%	3.57%
\$ 160,000 - 179,999	3												3	5.36%	5.36%
\$ 180,000 - 199,999	4												4	7.14%	7.14%
\$ 200,000 - 249,999	7												7	12.50%	12.50%
\$ 250,000 - 299,999	2												2	3.57%	3.57%
\$ 300,000 - 349,999	3												3	5.36%	5.36%
\$ 350,000 - 399,999	1												1	1.79%	1.79%
\$ 400,000 - 499,999	0												0	0.00%	0.00%
\$ 500,000 - 599,999	0												0	0.00%	0.00%
\$ 600,000 - 699,999	0												0	0.00%	0.00%
\$ 700,000 - 799,999	0												0	0.00%	0.00%
\$ 800,000 - 899,999	0												0	0.00%	0.00%
\$ 900,000 - 999,999	0												0	0.00%	0.00%
\$ 1,000,000 - and over	0												0	0.00%	0.00%
Current Year	56												56		
Previous Year	53												53		
Change from last month															
Change from last year	5.66%														
Current YTD	56	56													
Previous YTD	53	53	53	53	53	53	53	53	53	53	53	53			
% Change YTD	5.66%														



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2021
Sales by Price Range - Overall

Price Range	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
\$ 1 - 49,999	4												4	0.91%	0.91%
\$ 50,000 - 59,999	3												3	0.68%	0.68%
\$ 60,000 - 69,999	2												2	0.46%	0.46%
\$ 70,000 - 79,999	11												11	2.51%	2.51%
\$ 80,000 - 89,999	7												7	1.60%	1.60%
\$ 90,000 - 99,999	13												13	2.97%	2.97%
\$ 100,000 - 119,999	16												16	3.65%	3.65%
\$ 120,000 - 139,999	30												30	6.85%	6.85%
\$ 140,000 - 159,999	26												26	5.94%	5.94%
\$ 160,000 - 179,999	42												42	9.59%	9.59%
\$ 180,000 - 199,999	40												40	9.13%	9.13%
\$ 200,000 - 249,999	75												75	17.12%	17.12%
\$ 250,000 - 299,999	49												49	11.19%	11.19%
\$ 300,000 - 349,999	49												49	11.19%	11.19%
\$ 350,000 - 399,999	23												23	5.25%	5.25%
\$ 400,000 - 499,999	28												28	6.39%	6.39%
\$ 500,000 - 599,999	8												8	1.83%	1.83%
\$ 600,000 - 699,999	6												6	1.37%	1.37%
\$ 700,000 - 799,999	1												1	0.23%	0.23%
\$ 800,000 - 899,999	3												3	0.68%	0.68%
\$ 900,000 - 999,999	2												2	0.46%	0.46%
\$ 1,000,000 - and over	0												0	0.00%	0.00%
Current Year	438												438		
Previous Year	431												431		
Change from last month															
Change from last year	1.62%														
Current YTD	438	438													
Previous YTD	431	431	431	431	431	431	431	431	431	431	431	431			
% Change YTD	1.62%														

West Pasco Board of Realtors®

Monthly Sales Trend Indicator 2021 Sales by Bedroom Count

Bedrooms	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
0	0												0	0.00%	0.00%
1	11												11	2.51%	2.51%
2	147												147	33.56%	33.56%
3	202												202	46.12%	46.12%
4	63												63	14.38%	14.38%
5	14												14	3.20%	3.20%
6+	1												1	0.23%	0.23%
Total	438	0	0	0	0	0	0	0	0	0	0	0	438	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
1	57												57	13.01%	13.01%
2	318												318	72.60%	72.60%
3	52												52	11.87%	11.87%
4	11												11	2.51%	2.51%
5	0												0	0.00%	0.00%
6+	0												0	0.00%	0.00%
Total	438	0	0	0	0	0	0	0	0	0	0	0	438	100.00%	100.00%

West Pasco Board of Realtors®

Monthly Sales Trend Indicator
2021
Sales by Housing Style

Style	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	YTD Total	Curr Month	YTD
Single Family Residence	350												350	79.91%	79.91%
Condominium	42												42	9.59%	9.59%
Villa	18												18	4.11%	4.11%
Manufactured Home	14												14	3.20%	3.20%
Townhouse	14												14	3.20%	3.20%
Total	438	0	0	0	0	0	0	0	0	0	0	0	438	100.00%	100.00%

West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - January 1 to January 31, 2021

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	4	0.91%	38,675	32,138	83.00%	20	2	0.5
\$ 50,000 - 59,999	3	0.68%	58,300	53,500	92.00%	31	7	2.3
\$ 60,000 - 69,999	2	0.46%	76,000	65,000	86.00%	74	14	7.0
\$ 70,000 - 79,999	11	2.51%	76,554	72,591	95.00%	52	6	0.6
\$ 80,000 - 89,999	7	1.60%	87,600	84,357	96.00%	55	14	2.0
\$ 90,000 - 99,999	13	2.97%	101,477	94,685	93.00%	35	5	0.4
\$ 100,000 - 119,999	16	3.65%	113,919	109,087	96.00%	43	10	0.6
\$ 120,000 - 139,999	30	6.85%	139,040	131,079	94.00%	46	40	1.3
\$ 140,000 - 159,999	26	5.94%	150,685	148,813	99.00%	14	47	1.8
\$ 160,000 - 179,999	42	9.59%	172,183	169,295	98.00%	23	45	1.1
\$ 180,000 - 199,999	40	9.13%	190,769	188,650	99.00%	32	42	1.1
\$ 200,000 - 249,999	75	17.12%	227,213	223,271	98.00%	30	102	1.4
\$ 250,000 - 299,999	49	11.19%	277,294	270,572	98.00%	41	105	2.1
\$ 300,000 - 349,999	49	11.19%	327,643	322,121	98.00%	30	92	1.9
\$ 350,000 - 399,999	23	5.25%	371,121	367,695	99.00%	18	55	2.4
\$ 400,000 - 499,999	28	6.39%	449,824	445,094	99.00%	32	39	1.4
\$ 500,000 - 599,999	8	1.83%	555,836	539,750	97.00%	37	22	2.8
\$ 600,000 - 699,999	6	1.37%	686,350	663,283	97.00%	57	13	2.2
\$ 700,000 - 799,999	1	0.23%	773,000	773,000	100.00%	3	8	8.0
\$ 800,000 - 899,999	3	0.68%	848,000	827,833	98.00%	85	8	2.7
\$ 900,000 - 999,999	2	0.46%	967,450	952,500	98.00%	64	6	3.0
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		17	
Totals	438	100.00%	250,367	245,225	98.00%	33	699	1.6

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 Stellar MLS and does not include all sales in The Reported areas. Neither The Association/Board nor The STELLARMLS is in any way responsible for its accuracy.

West Pasco Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to January 31, 2021

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	4	0.91%	38,675	32,138	83.00%	20	2	0.5
\$ 50,000 - 59,999	3	0.68%	58,300	53,500	92.00%	31	7	2.3
\$ 60,000 - 69,999	2	0.46%	76,000	65,000	86.00%	74	14	7.0
\$ 70,000 - 79,999	11	2.51%	76,554	72,591	95.00%	52	6	0.6
\$ 80,000 - 89,999	7	1.60%	87,600	84,357	96.00%	55	14	2.0
\$ 90,000 - 99,999	13	2.97%	101,477	94,685	93.00%	35	5	0.4
\$ 100,000 - 119,999	16	3.65%	113,919	109,087	96.00%	43	10	0.6
\$ 120,000 - 139,999	30	6.85%	139,040	131,079	94.00%	46	40	1.3
\$ 140,000 - 159,999	26	5.94%	150,685	148,813	99.00%	14	47	1.8
\$ 160,000 - 179,999	42	9.59%	172,183	169,295	98.00%	23	45	1.1
\$ 180,000 - 199,999	40	9.13%	190,769	188,650	99.00%	32	42	1.1
\$ 200,000 - 249,999	75	17.12%	227,213	223,271	98.00%	30	102	1.4
\$ 250,000 - 299,999	49	11.19%	277,294	270,572	98.00%	41	105	2.1
\$ 300,000 - 349,999	49	11.19%	327,643	322,121	98.00%	30	92	1.9
\$ 350,000 - 399,999	23	5.25%	371,121	367,695	99.00%	18	55	2.4
\$ 400,000 - 499,999	28	6.39%	449,824	445,094	99.00%	32	39	1.4
\$ 500,000 - 599,999	8	1.83%	555,836	539,750	97.00%	37	22	2.8
\$ 600,000 - 699,999	6	1.37%	686,350	663,283	97.00%	57	13	2.2
\$ 700,000 - 799,999	1	0.23%	773,000	773,000	100.00%	3	8	8.0
\$ 800,000 - 899,999	3	0.68%	848,000	827,833	98.00%	85	8	2.7
\$ 900,000 - 999,999	2	0.46%	967,450	952,500	98.00%	64	6	3.0
\$ 1,000,000 - and over	0	0.00%	0	0	0.00%		17	
Totals	438	100.00%	250,367	245,225	98.00%	33	699	1.6

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West Pasco Board of Realtors®
Four Year Sales and Inventory History 2017 - 2021
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
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	1,960	4.3
12/1/2017	502	189,800	182,763	96%	58	1,901	3.8
1/1/2018	375	176,734	170,439	96%	55	1,935	5.2
2/1/2018	403	175,299	167,885	96%	61	1,956	4.9
3/1/2018	555	197,300	188,861	96%	56	1,935	3.5
4/1/2018	567	197,896	191,032	97%	54	1,922	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	1,999	3.9
9/1/2018	471	195,708	189,145	97%	44	2,070	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	2,011	3.4
4/1/2019	679	200,447	194,084	97%	66	1,864	2.7
5/1/2019	630	204,569	197,567	97%	54	1,793	2.8
6/1/2019	613	207,320	201,198	97%	53	1,686	2.8
7/1/2019	571	205,590	198,765	97%	51	1,615	2.8
8/1/2019	590	224,311	217,535	97%	51	1,573	2.7
9/1/2019	533	213,397	205,684	96%	50	1,617	3.0
10/1/2019	515	211,420	203,836	96%	53	1,597	3.1
11/1/2019	490	225,495	219,204	97%	45	1,657	3.4
12/1/2019	502	211,422	205,705	97%	48	1,616	3.2
1/1/2020	431	214,105	205,277	96%	53	1,612	3.7
2/1/2020	458	214,235	207,293	97%	54	1,501	3.3
3/1/2020	604	217,929	212,072	97%	52	1,527	2.5
4/1/2020	470	222,699	214,899	96%	55	1,503	3.2
5/1/2020	435	221,059	213,339	97%	50	1,345	3.1
6/1/2020	558	241,669	233,452	97%	53	1,241	2.2
7/1/2020	643	232,343	226,782	98%	48	1,142	1.8
8/1/2020	611	244,802	239,503	98%	47	1,065	1.7
9/1/2020	583	251,059	245,732	98%	38	1,033	1.8
10/1/2020	613	250,042	245,196	98%	39	1,018	1.7
11/1/2020	516	234,431	230,666	98%	39	972	1.9
12/1/2020	520	263,114	257,570	98%	37	877	1.7
1/1/2021	438	250,367	245,225	98%	33	699	1.6



