

**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	2	1										4	0.17%	0.29%
\$ 50,000 - 59,999	1	2	0										3	0.00%	0.22%
\$ 60,000 - 69,999	0	1	1										2	0.17%	0.15%
\$ 70,000 - 79,999	1	0	1										2	0.17%	0.15%
\$ 80,000 - 89,999	2	2	2										6	0.34%	0.44%
\$ 90,000 - 99,999	8	5	1										14	0.17%	1.02%
\$ 100,000 - 119,999	10	4	4										18	0.69%	1.31%
\$ 120,000 - 139,999	18	34	24										76	4.12%	5.54%
\$ 140,000 - 159,999	23	29	33										85	5.67%	6.19%
\$ 160,000 - 179,999	39	44	48										131	8.25%	9.54%
\$ 180,000 - 199,999	36	41	51										128	8.76%	9.32%
\$ 200,000 - 249,999	68	68	113										249	19.42%	18.14%
\$ 250,000 - 299,999	47	62	97										206	16.67%	15.00%
\$ 300,000 - 349,999	46	37	73										156	12.54%	11.36%
\$ 350,000 - 399,999	22	29	55										106	9.45%	7.72%
\$ 400,000 - 499,999	28	29	38										95	6.53%	6.92%
\$ 500,000 - 599,999	8	16	17										41	2.92%	2.99%
\$ 600,000 - 699,999	6	11	9										26	1.55%	1.89%
\$ 700,000 - 799,999	1	4	4										9	0.69%	0.66%
\$ 800,000 - 899,999	3	1	1										5	0.17%	0.36%
\$ 900,000 - 999,999	2	0	2										4	0.34%	0.29%
\$ 1,000,000 - and over	0	0	7										7	1.20%	0.51%
Current Year	370	421	582										1,373		
Previous Year	368	389	513										1,270		
Change from last month		13.78%	38.24%												
Change from last year	0.54%	8.23%	13.45%												
Current YTD	370	791	1,373												
Previous YTD	368	757	1,270	1,270	1,270	1,270	1,270	1,270	1,270	1,270	1,270	1,270			
% Change YTD	0.54%	4.49%	8.11%												



**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	0										2	0.00%	0.87%
\$ 50,000 - 59,999	2	4	3										9	3.26%	3.91%
\$ 60,000 - 69,999	1	2	4										7	4.35%	3.04%
\$ 70,000 - 79,999	8	9	7										24	7.61%	10.43%
\$ 80,000 - 89,999	5	4	7										16	7.61%	6.96%
\$ 90,000 - 99,999	2	4	4										10	4.35%	4.35%
\$ 100,000 - 119,999	4	7	8										19	8.70%	8.26%
\$ 120,000 - 139,999	11	8	10										29	10.87%	12.61%
\$ 140,000 - 159,999	2	12	9										23	9.78%	10.00%
\$ 160,000 - 179,999	3	3	3										9	3.26%	3.91%
\$ 180,000 - 199,999	4	7	11										22	11.96%	9.57%
\$ 200,000 - 249,999	7	7	12										26	13.04%	11.30%
\$ 250,000 - 299,999	2	7	7										16	7.61%	6.96%
\$ 300,000 - 349,999	3	3	5										11	5.43%	4.78%
\$ 350,000 - 399,999	1	2	1										4	1.09%	1.74%
\$ 400,000 - 499,999	0	1	0										1	0.00%	0.43%
\$ 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	1	0										1	0.00%	0.43%
\$ 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	1										1	1.09%	0.43%
Current Year	56	82	92										230		
Previous Year	53	61	69										183		
Change from last month		46.43%	12.20%												
Change from last year	5.66%	34.43%	33.33%												
Current YTD	56	138	230												
Previous YTD	53	114	183	183	183	183	183	183	183	183	183	183			
% Change YTD	5.66%	21.05%	25.68%												



**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	3	2										9	0.28%	0.54%
\$ 50,000 - 59,999	3	6	6										15	0.85%	0.90%
\$ 60,000 - 69,999	2	5	6										13	0.85%	0.78%
\$ 70,000 - 79,999	11	9	9										29	1.28%	1.74%
\$ 80,000 - 89,999	7	10	11										28	1.56%	1.68%
\$ 90,000 - 99,999	13	11	6										30	0.85%	1.80%
\$ 100,000 - 119,999	16	13	16										45	2.27%	2.70%
\$ 120,000 - 139,999	30	46	39										115	5.53%	6.90%
\$ 140,000 - 159,999	26	41	46										113	6.52%	6.78%
\$ 160,000 - 179,999	43	49	54										146	7.66%	8.76%
\$ 180,000 - 199,999	40	49	63										152	8.94%	9.12%
\$ 200,000 - 249,999	76	75	126										277	17.87%	16.62%
\$ 250,000 - 299,999	49	69	106										224	15.04%	13.44%
\$ 300,000 - 349,999	49	41	79										169	11.21%	10.14%
\$ 350,000 - 399,999	23	31	56										110	7.94%	6.60%
\$ 400,000 - 499,999	28	30	38										96	5.39%	5.76%
\$ 500,000 - 599,999	8	16	17										41	2.41%	2.46%
\$ 600,000 - 699,999	6	12	9										27	1.28%	1.62%
\$ 700,000 - 799,999	1	5	5										11	0.71%	0.66%
\$ 800,000 - 899,999	3	1	1										5	0.14%	0.30%
\$ 900,000 - 999,999	2	0	2										4	0.28%	0.24%
\$ 1,000,000 - and over	0	0	8										8	1.13%	0.48%
Current Year	440	522	705										1,667		
Previous Year	431	458	604										1,493		
Change from last month		18.64%	35.06%												
Change from last year	2.09%	13.97%	16.72%												
Current YTD	440	962	1,667												
Previous YTD	431	889	1,493	1,493	1,493	1,493	1,493	1,493	1,493	1,493	1,493	1,493			
% Change YTD	2.09%	8.21%	11.65%												

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										0	0.00%	0.00%
1	11	9	17										37	2.41%	2.22%
2	149	183	219										551	31.06%	33.05%
3	202	228	311										741	44.11%	44.45%
4	63	89	135										287	19.15%	17.22%
5	14	12	16										42	2.27%	2.52%
6+	1	1	7										9	0.99%	0.54%
Total	440	522	705	0	0	0	0	0	0	0	0	0	1,667	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	77	81										215	11.49%	12.90%
2	320	376	527										1,223	74.75%	73.37%
3	52	59	81										192	11.49%	11.52%
4	11	7	12										30	1.70%	1.80%
5	0	3	3										6	0.43%	0.36%
6+	0	0	1										1	0.14%	0.06%
Total	440	522	705	0	0	0	0	0	0	0	0	0	1,667	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	352	406	561										1,319	79.57%	79.12%
Condominium	42	57	66										165	9.36%	9.90%
Townhouse	14	25	26										65	3.69%	3.90%
Manufactured Home	14	17	29										60	4.11%	3.60%
Villa	18	15	21										54	2.98%	3.24%
Farm	0	1	1										2	0.14%	0.12%
Dock-Rackominium	0	0	1										1	0.14%	0.06%
1/2 Duplex	0	1	0										1	0.00%	0.06%
Total	440	522	705	0	0	0	0	0	0	0	0	0	1,667	100.00%	100.00%

West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - March 1 to March 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	2	0.28%	31,500	34,250	109.00%	13	4	2.0
\$ 50,000 - 59,999	6	0.85%	59,765	57,050	95.00%	87	6	1.0
\$ 60,000 - 69,999	6	0.85%	69,633	63,667	91.00%	39	6	1.0
\$ 70,000 - 79,999	9	1.28%	81,367	74,000	91.00%	93	4	0.4
\$ 80,000 - 89,999	11	1.56%	89,327	85,345	96.00%	29	7	0.6
\$ 90,000 - 99,999	6	0.85%	102,283	92,000	90.00%	27	5	0.8
\$ 100,000 - 119,999	16	2.27%	117,713	110,409	94.00%	61	7	0.4
\$ 120,000 - 139,999	39	5.53%	135,881	132,608	98.00%	31	22	0.6
\$ 140,000 - 159,999	46	6.52%	153,878	150,324	98.00%	44	24	0.5
\$ 160,000 - 179,999	54	7.66%	174,353	168,500	97.00%	39	29	0.5
\$ 180,000 - 199,999	63	8.94%	188,502	187,844	100.00%	28	35	0.6
\$ 200,000 - 249,999	126	17.87%	227,501	225,131	99.00%	34	83	0.7
\$ 250,000 - 299,999	106	15.04%	276,597	273,362	99.00%	27	85	0.8
\$ 300,000 - 349,999	79	11.21%	325,094	323,036	99.00%	30	79	1.0
\$ 350,000 - 399,999	56	7.94%	375,439	373,990	100.00%	28	51	0.9
\$ 400,000 - 499,999	38	5.39%	457,131	447,837	98.00%	38	28	0.7
\$ 500,000 - 599,999	17	2.41%	542,747	534,265	98.00%	59	17	1.0
\$ 600,000 - 699,999	9	1.28%	662,122	654,511	99.00%	71	17	1.9
\$ 700,000 - 799,999	5	0.71%	777,920	746,980	96.00%	191	8	1.6
\$ 800,000 - 899,999	1	0.14%	895,000	860,000	96.00%	264	8	8.0
\$ 900,000 - 999,999	2	0.28%	987,000	959,000	97.00%	41	3	1.5
\$ 1,000,000 - and over	8	1.13%	1,677,250	1,581,125	94.00%	183	17	2.1
Totals	705	100.00%	278,219	273,326	98.00%	39	545	0.8

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 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 March 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	9	0.54%	40,611	35,728	88.00%	15	4	1.3
\$ 50,000 - 59,999	15	0.90%	59,139	56,360	95.00%	62	6	1.2
\$ 60,000 - 69,999	13	0.78%	71,700	64,800	90.00%	63	6	1.4
\$ 70,000 - 79,999	29	1.74%	78,848	73,672	93.00%	63	4	0.4
\$ 80,000 - 89,999	28	1.68%	88,171	85,289	97.00%	39	7	0.8
\$ 90,000 - 99,999	30	1.80%	101,447	94,437	93.00%	37	5	0.5
\$ 100,000 - 119,999	45	2.70%	115,493	109,554	95.00%	58	7	0.5
\$ 120,000 - 139,999	115	6.90%	136,701	131,862	96.00%	47	22	0.6
\$ 140,000 - 159,999	113	6.78%	152,417	149,511	98.00%	31	24	0.6
\$ 160,000 - 179,999	146	8.76%	172,495	168,992	98.00%	34	29	0.6
\$ 180,000 - 199,999	152	9.12%	189,764	188,432	99.00%	29	35	0.7
\$ 200,000 - 249,999	277	16.62%	227,275	224,292	99.00%	34	83	0.9
\$ 250,000 - 299,999	224	13.44%	277,027	273,271	99.00%	32	85	1.1
\$ 300,000 - 349,999	169	10.14%	325,120	321,745	99.00%	32	79	1.4
\$ 350,000 - 399,999	110	6.60%	375,533	372,407	99.00%	31	51	1.4
\$ 400,000 - 499,999	96	5.76%	449,467	442,804	99.00%	35	28	0.9
\$ 500,000 - 599,999	41	2.46%	543,158	534,221	98.00%	47	17	1.2
\$ 600,000 - 699,999	27	1.62%	671,293	648,807	97.00%	107	17	1.9
\$ 700,000 - 799,999	11	0.66%	777,327	757,515	97.00%	110	8	2.2
\$ 800,000 - 899,999	5	0.30%	873,600	838,700	96.00%	114	8	4.8
\$ 900,000 - 999,999	4	0.24%	977,225	955,750	98.00%	52	3	2.3
\$ 1,000,000 - and over	8	0.48%	1,677,250	1,581,125	94.00%	183	17	6.4
Totals	1,667	100.00%	262,270	257,516	98.00%	38	545	1.0

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 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®
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
4/1/2017	545	174,222	167,473	96%	52	1,864	3.4
5/1/2017	592	179,045	172,139	96%	58	1,842	3.1
6/1/2017	587	185,547	178,778	96%	55	1,881	3.2
7/1/2017	511	186,050	180,959	97%	48	1,905	3.7
8/1/2017	514	179,101	172,372	96%	50	1,918	3.7
9/1/2017	417	194,076	187,725	97%	53	1,881	4.5
10/1/2017	427	178,612	172,321	96%	54	1,906	4.5
11/1/2017	460	181,430	172,490	95%	53	1,930	4.2
12/1/2017	502	189,800	182,763	96%	55	1,871	3.7
1/1/2018	375	176,734	170,439	96%	53	1,907	5.1
2/1/2018	403	175,299	167,885	96%	61	1,935	4.8
3/1/2018	555	197,300	188,861	96%	55	1,923	3.5
4/1/2018	567	197,896	191,032	97%	53	1,916	3.4
5/1/2018	663	196,019	189,989	97%	51	1,925	2.9
6/1/2018	588	199,618	193,282	97%	49	1,963	3.3
7/1/2018	545	206,659	199,487	97%	51	1,954	3.6
8/1/2018	508	200,257	193,128	96%	48	1,987	3.9
9/1/2018	471	195,708	189,145	97%	46	2,059	4.4
10/1/2018	520	195,773	189,970	97%	46	2,114	4.1
11/1/2018	513	195,613	187,723	96%	51	2,217	4.3
12/1/2018	463	198,460	191,809	97%	47	2,198	4.7
1/1/2019	390	204,229	194,494	95%	67	2,253	5.8
2/1/2019	450	191,723	184,141	96%	57	2,204	4.9
3/1/2019	584	198,740	192,826	97%	63	1,990	3.4
4/1/2019	679	200,447	194,084	97%	64	1,841	2.7
5/1/2019	630	204,569	197,567	97%	53	1,768	2.8
6/1/2019	613	207,320	201,198	97%	53	1,661	2.7
7/1/2019	571	205,590	198,765	97%	51	1,597	2.8
8/1/2019	590	224,311	217,535	97%	51	1,557	2.6
9/1/2019	533	213,397	205,684	96%	50	1,602	3.0
10/1/2019	515	211,420	203,836	96%	53	1,585	3.1
11/1/2019	490	225,495	219,204	97%	45	1,645	3.4
12/1/2019	502	211,422	205,705	97%	48	1,605	3.2
1/1/2020	431	214,105	205,277	96%	54	1,614	3.7
2/1/2020	458	214,235	207,293	97%	54	1,512	3.3
3/1/2020	604	217,929	212,072	97%	52	1,541	2.6
4/1/2020	470	222,699	214,899	96%	55	1,523	3.2
5/1/2020	435	221,059	213,339	97%	50	1,373	3.2
6/1/2020	558	241,669	233,452	97%	53	1,277	2.3
7/1/2020	643	232,343	226,782	98%	48	1,181	1.8
8/1/2020	611	244,802	239,503	98%	47	1,105	1.8
9/1/2020	583	251,059	245,732	98%	38	1,087	1.9
10/1/2020	613	250,042	245,180	98%	39	1,086	1.8
11/1/2020	516	234,431	230,859	98%	39	1,057	2.0
12/1/2020	521	263,064	257,508	98%	37	979	1.9
1/1/2021	440	250,143	245,007	98%	33	868	2.0
2/1/2021	522	250,952	246,708	98%	42	711	1.4
3/1/2021	705	278,219	273,326	98%	39	545	0.8



