

**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	1									5	0.17%	0.25%
\$ 50,000 - 59,999	1	2	0	0									3	0.00%	0.15%
\$ 60,000 - 69,999	0	1	1	0									2	0.00%	0.10%
\$ 70,000 - 79,999	1	0	1	1									3	0.17%	0.15%
\$ 80,000 - 89,999	2	2	2	4									10	0.66%	0.50%
\$ 90,000 - 99,999	8	5	1	0									14	0.00%	0.70%
\$ 100,000 - 119,999	10	4	5	7									26	1.16%	1.30%
\$ 120,000 - 139,999	18	34	24	19									95	3.16%	4.76%
\$ 140,000 - 159,999	23	29	34	37									123	6.15%	6.17%
\$ 160,000 - 179,999	39	44	49	39									171	6.48%	8.58%
\$ 180,000 - 199,999	36	41	54	59									190	9.80%	9.53%
\$ 200,000 - 249,999	68	68	116	116									368	19.27%	18.46%
\$ 250,000 - 299,999	47	62	102	108									319	17.94%	16.00%
\$ 300,000 - 349,999	46	37	76	73									232	12.13%	11.63%
\$ 350,000 - 399,999	22	29	56	47									154	7.81%	7.72%
\$ 400,000 - 499,999	28	29	39	51									147	8.47%	7.37%
\$ 500,000 - 599,999	8	16	17	17									58	2.82%	2.91%
\$ 600,000 - 699,999	6	11	9	8									34	1.33%	1.71%
\$ 700,000 - 799,999	1	4	4	7									16	1.16%	0.80%
\$ 800,000 - 899,999	3	1	1	3									8	0.50%	0.40%
\$ 900,000 - 999,999	2	0	2	3									7	0.50%	0.35%
\$ 1,000,000 - and over	0	0	7	2									9	0.33%	0.45%
Current Year	370	421	601	602									1,994		
Previous Year	368	389	513	401									1,671		
Change from last month		13.78%	42.76%	0.17%											
Change from last year	0.54%	8.23%	17.15%	50.12%											
Current YTD	370	791	1,392	1,994											
Previous YTD	368	757	1,270	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671			
% Change YTD	0.54%	4.49%	9.61%	19.33%											



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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	0									2	0.00%	0.60%
\$ 50,000 - 59,999	2	4	3	6									15	5.94%	4.48%
\$ 60,000 - 69,999	1	2	4	5									12	4.95%	3.58%
\$ 70,000 - 79,999	8	9	8	1									26	0.99%	7.76%
\$ 80,000 - 89,999	5	4	7	7									23	6.93%	6.87%
\$ 90,000 - 99,999	2	4	4	5									15	4.95%	4.48%
\$ 100,000 - 119,999	4	7	8	8									27	7.92%	8.06%
\$ 120,000 - 139,999	11	8	10	10									39	9.90%	11.64%
\$ 140,000 - 159,999	2	12	9	9									32	8.91%	9.55%
\$ 160,000 - 179,999	3	3	3	9									18	8.91%	5.37%
\$ 180,000 - 199,999	4	7	12	5									28	4.95%	8.36%
\$ 200,000 - 249,999	7	7	12	18									44	17.82%	13.13%
\$ 250,000 - 299,999	2	7	9	11									29	10.89%	8.66%
\$ 300,000 - 349,999	3	3	5	3									14	2.97%	4.18%
\$ 350,000 - 399,999	1	2	1	2									6	1.98%	1.79%
\$ 400,000 - 499,999	0	1	0	1									2	0.99%	0.60%
\$ 500,000 - 599,999	0	0	0	1									1	0.99%	0.30%
\$ 600,000 - 699,999	0	0	0	0									0	0.00%	0.00%
\$ 700,000 - 799,999	0	1	0	0									1	0.00%	0.30%
\$ 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	1	0									1	0.00%	0.30%
Current Year	56	82	96	101									335		
Previous Year	53	61	69	53									236		
Change from last month		46.43%	17.07%	5.21%											
Change from last year	5.66%	34.43%	39.13%	90.57%											
Current YTD	56	138	234	335											
Previous YTD	53	114	183	236	236	236	236	236	236	236	236	236			
% Change YTD	5.66%	21.05%	27.87%	41.95%											

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	1									10	0.14%	0.41%
\$ 50,000 - 59,999	3	6	6	6									21	0.83%	0.87%
\$ 60,000 - 69,999	2	5	6	5									18	0.69%	0.75%
\$ 70,000 - 79,999	11	9	11	3									34	0.42%	1.41%
\$ 80,000 - 89,999	7	10	11	13									41	1.80%	1.70%
\$ 90,000 - 99,999	13	11	6	6									36	0.83%	1.49%
\$ 100,000 - 119,999	16	13	18	17									64	2.35%	2.65%
\$ 120,000 - 139,999	30	46	39	29									144	4.02%	5.97%
\$ 140,000 - 159,999	26	41	47	49									163	6.79%	6.75%
\$ 160,000 - 179,999	43	49	55	51									198	7.06%	8.20%
\$ 180,000 - 199,999	40	49	67	64									220	8.86%	9.11%
\$ 200,000 - 249,999	76	75	129	137									417	18.98%	17.27%
\$ 250,000 - 299,999	49	69	113	121									352	16.76%	14.58%
\$ 300,000 - 349,999	49	41	82	78									250	10.80%	10.36%
\$ 350,000 - 399,999	23	31	57	49									160	6.79%	6.63%
\$ 400,000 - 499,999	28	30	39	52									149	7.20%	6.17%
\$ 500,000 - 599,999	8	16	17	18									59	2.49%	2.44%
\$ 600,000 - 699,999	6	12	9	8									35	1.11%	1.45%
\$ 700,000 - 799,999	1	5	5	7									18	0.97%	0.75%
\$ 800,000 - 899,999	3	1	1	3									8	0.42%	0.33%
\$ 900,000 - 999,999	2	0	2	3									7	0.42%	0.29%
\$ 1,000,000 - and over	0	0	8	2									10	0.28%	0.41%
Current Year	440	522	730	722									2,414		
Previous Year	431	458	604	470									1,963		
Change from last month		18.64%	39.85%	-1.10%											
Change from last year	2.09%	13.97%	20.86%	53.62%											
Current YTD	440	962	1,692	2,414											
Previous YTD	431	889	1,493	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963	1,963			
% Change YTD	2.09%	8.21%	13.33%	22.98%											

**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	0.00%	0.00%
1	11	9	17	19									56	2.63%	2.32%
2	149	183	226	251									809	34.76%	33.51%
3	202	228	324	304									1,058	42.11%	43.83%
4	63	89	139	123									414	17.04%	17.15%
5	14	12	17	21									64	2.91%	2.65%
6+	1	1	7	4									13	0.55%	0.54%
Total	440	522	730	722	0	0	0	0	0	0	0	0	2,414	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	82	93									309	12.88%	12.80%
2	320	376	547	531									1,774	73.55%	73.49%
3	52	59	85	85									281	11.77%	11.64%
4	11	7	12	12									42	1.66%	1.74%
5	0	3	3	1									7	0.14%	0.29%
6+	0	0	1	0									1	0.00%	0.04%
Total	440	522	730	722	0	0	0	0	0	0	0	0	2,414	100.00%	100.00%

West Pasco Board of Realtors®
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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	578	571									1,907	79.09%	79.00%
Condominium	42	57	67	68									234	9.42%	9.69%
Townhouse	14	25	29	33									101	4.57%	4.18%
Villa	18	15	23	31									87	4.29%	3.60%
Manufactured Home	14	17	31	17									79	2.35%	3.27%
1/2 Duplex	0	1	0	2									3	0.28%	0.12%
Farm	0	1	1	0									2	0.00%	0.08%
Dock-Rackominium	0	0	1	0									1	0.00%	0.04%
Total	440	522	730	722	0	0	0	0	0	0	0	0	2,414	100.00%	100.00%

West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - April 1 to April 30, 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	1	0.14%	49,900	45,000	90.00%	2	4	4.0
\$ 50,000 - 59,999	6	0.83%	57,700	54,667	95.00%	106	0	0.0
\$ 60,000 - 69,999	5	0.69%	69,860	65,280	93.00%	16	5	1.0
\$ 70,000 - 79,999	3	0.42%	74,933	72,833	97.00%	38	2	0.7
\$ 80,000 - 89,999	13	1.80%	85,861	84,692	99.00%	25	6	0.5
\$ 90,000 - 99,999	6	0.83%	101,017	93,833	93.00%	14	2	0.3
\$ 100,000 - 119,999	17	2.35%	115,818	109,076	94.00%	20	12	0.7
\$ 120,000 - 139,999	29	4.02%	135,531	131,179	97.00%	19	16	0.6
\$ 140,000 - 159,999	49	6.79%	147,911	148,131	100.00%	35	18	0.4
\$ 160,000 - 179,999	51	7.06%	171,517	169,924	99.00%	23	31	0.6
\$ 180,000 - 199,999	64	8.86%	187,785	188,268	100.00%	24	33	0.5
\$ 200,000 - 249,999	137	18.98%	223,386	224,407	100.00%	25	40	0.3
\$ 250,000 - 299,999	121	16.76%	270,878	271,290	100.00%	24	59	0.5
\$ 300,000 - 349,999	78	10.80%	325,140	323,282	99.00%	37	48	0.6
\$ 350,000 - 399,999	49	6.79%	364,404	367,435	101.00%	29	48	1.0
\$ 400,000 - 499,999	52	7.20%	444,578	441,959	99.00%	27	30	0.6
\$ 500,000 - 599,999	18	2.49%	546,739	550,611	101.00%	23	16	0.9
\$ 600,000 - 699,999	8	1.11%	633,088	630,250	100.00%	76	12	1.5
\$ 700,000 - 799,999	7	0.97%	786,243	754,243	96.00%	47	5	0.7
\$ 800,000 - 899,999	3	0.42%	866,633	853,833	99.00%	3	3	1.0
\$ 900,000 - 999,999	3	0.42%	981,633	946,667	96.00%	36	5	1.7
\$ 1,000,000 - and over	2	0.28%	1,347,500	1,272,500	94.00%	34	19	9.5
Totals	722	100.00%	270,041	268,927	100.00%	28	414	0.6

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 April 30, 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	10	0.41%	41,540	36,655	88.00%	14	4	1.6
\$ 50,000 - 59,999	21	0.87%	58,728	55,876	95.00%	75	0	0.0
\$ 60,000 - 69,999	18	0.75%	71,189	64,933	91.00%	50	5	1.1
\$ 70,000 - 79,999	34	1.41%	78,761	73,794	94.00%	57	2	0.2
\$ 80,000 - 89,999	41	1.70%	87,439	85,100	97.00%	35	6	0.6
\$ 90,000 - 99,999	36	1.49%	101,375	94,336	93.00%	33	2	0.2
\$ 100,000 - 119,999	64	2.65%	115,531	109,441	95.00%	47	12	0.8
\$ 120,000 - 139,999	144	5.97%	136,466	131,725	97.00%	41	16	0.4
\$ 140,000 - 159,999	163	6.75%	151,032	149,084	99.00%	32	18	0.4
\$ 160,000 - 179,999	198	8.20%	172,255	169,263	98.00%	31	31	0.6
\$ 180,000 - 199,999	220	9.11%	189,165	188,438	100.00%	27	33	0.6
\$ 200,000 - 249,999	417	17.27%	225,848	224,264	99.00%	31	40	0.4
\$ 250,000 - 299,999	352	14.58%	274,789	272,578	99.00%	29	59	0.7
\$ 300,000 - 349,999	250	10.36%	325,148	322,279	99.00%	33	48	0.8
\$ 350,000 - 399,999	160	6.63%	372,271	371,010	100.00%	30	48	1.2
\$ 400,000 - 499,999	149	6.17%	447,563	442,473	99.00%	32	30	0.8
\$ 500,000 - 599,999	59	2.44%	544,251	539,221	99.00%	39	16	1.1
\$ 600,000 - 699,999	35	1.45%	662,560	644,566	97.00%	100	12	1.4
\$ 700,000 - 799,999	18	0.75%	780,794	756,243	97.00%	85	5	1.1
\$ 800,000 - 899,999	8	0.33%	870,988	844,375	97.00%	73	3	1.5
\$ 900,000 - 999,999	7	0.29%	979,114	951,857	97.00%	45	5	2.9
\$ 1,000,000 - and over	10	0.41%	1,611,300	1,519,400	94.00%	153	19	7.6
Totals	2,414	100.00%	264,275	260,675	99.00%	35	414	0.7

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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
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	515	179,085	172,361	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	1,929	4.2
12/1/2017	502	189,800	182,763	96%	55	1,870	3.7
1/1/2018	376	176,673	170,393	96%	52	1,906	5.1
2/1/2018	403	175,299	167,885	96%	61	1,934	4.8
3/1/2018	555	197,300	188,861	96%	55	1,922	3.5
4/1/2018	567	197,896	191,032	97%	53	1,915	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	1,953	3.6
8/1/2018	508	200,257	193,128	96%	48	1,985	3.9
9/1/2018	471	195,708	189,145	97%	46	2,058	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	1,989	3.4
4/1/2019	679	200,447	194,084	97%	64	1,840	2.7
5/1/2019	630	204,569	197,567	97%	53	1,767	2.8
6/1/2019	613	207,320	201,198	97%	53	1,659	2.7
7/1/2019	571	205,590	198,765	97%	51	1,593	2.8
8/1/2019	590	224,311	217,535	97%	51	1,551	2.6
9/1/2019	533	213,397	205,684	96%	50	1,591	3.0
10/1/2019	515	211,420	203,836	96%	53	1,569	3.0
11/1/2019	490	225,495	219,204	97%	45	1,625	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	1,528	3.5
2/1/2020	458	214,235	207,293	97%	54	1,386	3.0
3/1/2020	604	217,929	212,072	97%	52	1,372	2.3
4/1/2020	470	222,699	214,899	96%	55	1,347	2.9
5/1/2020	435	221,059	213,339	97%	50	1,173	2.7
6/1/2020	563	241,624	233,442	97%	53	1,075	1.9
7/1/2020	643	232,343	226,782	98%	48	978	1.5
8/1/2020	611	244,802	239,503	98%	47	907	1.5
9/1/2020	583	251,059	245,732	98%	38	886	1.5
10/1/2020	613	250,042	245,180	98%	39	904	1.5
11/1/2020	518	234,638	231,086	98%	38	881	1.7
12/1/2020	538	262,930	257,349	98%	36	840	1.6
1/1/2021	440	250,143	245,007	98%	33	769	1.7
2/1/2021	522	250,952	246,708	98%	42	642	1.2
3/1/2021	730	276,617	271,946	98%	37	519	0.7
4/1/2021	722	270,041	268,927	100%	28	414	0.6



