

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	1	0	1						7	0.17%	0.19%
\$ 50,000 - 59,999	1	2	0	0	0	0	2						5	0.34%	0.13%
\$ 60,000 - 69,999	0	1	1	0	0	0	1						3	0.17%	0.08%
\$ 70,000 - 79,999	1	0	1	1	0	1	0						4	0.00%	0.11%
\$ 80,000 - 89,999	2	2	2	4	0	1	2						13	0.34%	0.35%
\$ 90,000 - 99,999	8	5	1	0	2	6	1						23	0.17%	0.62%
\$ 100,000 - 119,999	10	4	5	7	3	5	1						35	0.17%	0.94%
\$ 120,000 - 139,999	18	34	24	19	16	7	9						127	1.51%	3.42%
\$ 140,000 - 159,999	23	29	34	37	24	30	11						188	1.85%	5.06%
\$ 160,000 - 179,999	39	44	49	40	42	41	51						306	8.56%	8.24%
\$ 180,000 - 199,999	36	41	54	59	45	39	42						316	7.05%	8.51%
\$ 200,000 - 249,999	68	68	116	116	106	98	115						687	19.30%	18.50%
\$ 250,000 - 299,999	47	62	102	108	88	109	113						629	18.96%	16.94%
\$ 300,000 - 349,999	46	37	76	73	69	79	79						459	13.26%	12.36%
\$ 350,000 - 399,999	22	29	55	47	48	52	50						303	8.39%	8.16%
\$ 400,000 - 499,999	28	29	39	51	46	50	63						306	10.57%	8.24%
\$ 500,000 - 599,999	8	16	17	17	19	34	24						135	4.03%	3.63%
\$ 600,000 - 699,999	6	11	9	8	14	12	16						76	2.68%	2.05%
\$ 700,000 - 799,999	1	4	4	7	6	10	9						41	1.51%	1.10%
\$ 800,000 - 899,999	3	1	1	3	4	3	3						18	0.50%	0.48%
\$ 900,000 - 999,999	2	0	2	3	3	2	1						13	0.17%	0.35%
\$ 1,000,000 - and over	0	0	7	2	6	3	2						20	0.34%	0.54%
Current Year	370	421	600	603	542	582	596						3,714		
Previous Year	368	389	513	401	370	480	545						3,066		
Change from last month		13.78%	42.52%	0.50%	-10.12%	7.38%	2.41%								
Change from last year	0.54%	8.23%	16.96%	50.37%	46.49%	21.25%	9.36%								
Current YTD	370	791	1,391	1,994	2,536	3,118	3,714								
Previous YTD	368	757	1,270	1,671	2,041	2,521	3,066	3,066	3,066	3,066	3,066	3,066			
% Change YTD	0.54%	4.49%	9.53%	19.33%	24.25%	23.68%	21.14%								



**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	0	1	2	0						5	0.00%	0.85%
\$ 50,000 - 59,999	2	4	3	6	4	2	0						21	0.00%	3.56%
\$ 60,000 - 69,999	1	2	4	5	1	5	2						20	2.67%	3.39%
\$ 70,000 - 79,999	8	9	8	1	7	5	4						42	5.33%	7.12%
\$ 80,000 - 89,999	5	4	7	7	3	2	7						35	9.33%	5.93%
\$ 90,000 - 99,999	2	4	4	5	5	5	6						31	8.00%	5.25%
\$ 100,000 - 119,999	4	7	8	8	11	9	4						51	5.33%	8.64%
\$ 120,000 - 139,999	11	8	10	10	8	10	4						61	5.33%	10.34%
\$ 140,000 - 159,999	2	12	9	9	4	9	4						49	5.33%	8.31%
\$ 160,000 - 179,999	3	3	3	9	9	2	7						36	9.33%	6.10%
\$ 180,000 - 199,999	4	7	12	5	0	8	5						41	6.67%	6.95%
\$ 200,000 - 249,999	7	7	12	18	17	18	16						95	21.33%	16.10%
\$ 250,000 - 299,999	2	7	9	11	9	7	10						55	13.33%	9.32%
\$ 300,000 - 349,999	3	3	5	3	0	6	4						24	5.33%	4.07%
\$ 350,000 - 399,999	1	2	1	2	6	0	2						14	2.67%	2.37%
\$ 400,000 - 499,999	0	1	0	1	0	4	0						6	0.00%	1.02%
\$ 500,000 - 599,999	0	0	0	1	0	1	0						2	0.00%	0.34%
\$ 600,000 - 699,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 700,000 - 799,999	0	1	0	0	0	0	0						1	0.00%	0.17%
\$ 800,000 - 899,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 900,000 - 999,999	0	0	0	0	0	0	0						0	0.00%	0.00%
\$ 1,000,000 - and over	0	0	1	0	0	0	0						1	0.00%	0.17%
Current Year	56	82	96	101	85	95	75						590		
Previous Year	53	61	69	53	50	74	79						439		
Change from last month		46.43%	17.07%	5.21%	-15.84%	11.76%	-21.05%								
Change from last year	5.66%	34.43%	39.13%	90.57%	70.00%	28.38%	-5.06%								
Current YTD	56	138	234	335	420	515	590								
Previous YTD	53	114	183	236	286	360	439	439	439	439	439	439			
% Change YTD	5.66%	21.05%	27.87%	41.95%	46.85%	43.06%	34.40%								

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	2	2	1						15	0.14%	0.34%
\$ 50,000 - 59,999	3	6	6	6	5	2	2						30	0.29%	0.67%
\$ 60,000 - 69,999	2	5	6	5	3	6	5						32	0.72%	0.72%
\$ 70,000 - 79,999	11	9	11	3	7	6	4						51	0.58%	1.14%
\$ 80,000 - 89,999	7	10	11	13	3	8	9						61	1.30%	1.37%
\$ 90,000 - 99,999	13	11	6	6	8	11	8						63	1.15%	1.41%
\$ 100,000 - 119,999	16	13	18	17	18	16	8						106	1.15%	2.38%
\$ 120,000 - 139,999	30	46	39	29	28	17	16						205	2.31%	4.60%
\$ 140,000 - 159,999	26	41	47	49	31	46	20						260	2.88%	5.83%
\$ 160,000 - 179,999	43	49	55	52	52	47	58						356	8.36%	7.99%
\$ 180,000 - 199,999	40	49	67	64	46	48	51						365	7.35%	8.19%
\$ 200,000 - 249,999	76	75	129	137	125	118	134						794	19.31%	17.81%
\$ 250,000 - 299,999	49	69	113	121	101	116	124						693	17.87%	15.55%
\$ 300,000 - 349,999	49	41	82	78	69	86	84						489	12.10%	10.97%
\$ 350,000 - 399,999	23	31	56	49	54	52	52						317	7.49%	7.11%
\$ 400,000 - 499,999	28	30	39	52	46	54	63						312	9.08%	7.00%
\$ 500,000 - 599,999	8	16	17	18	19	35	24						137	3.46%	3.07%
\$ 600,000 - 699,999	6	12	9	8	14	12	16						77	2.31%	1.73%
\$ 700,000 - 799,999	1	5	5	7	6	10	9						43	1.30%	0.96%
\$ 800,000 - 899,999	3	1	1	3	4	3	3						18	0.43%	0.40%
\$ 900,000 - 999,999	2	0	2	3	3	2	1						13	0.14%	0.29%
\$ 1,000,000 - and over	0	0	8	2	6	3	2						21	0.29%	0.47%
Current Year	440	522	729	723	650	700	694						4,458		
Previous Year	431	458	604	470	435	563	643						3,604		
Change from last month		18.64%	39.66%	-0.82%	-10.10%	7.69%	-0.86%								
Change from last year	2.09%	13.97%	20.70%	53.83%	49.43%	24.33%	7.93%								
Current YTD	440	962	1,691	2,414	3,064	3,764	4,458								
Previous YTD	431	889	1,493	1,963	2,398	2,961	3,604	3,604	3,604	3,604	3,604	3,604			
% Change YTD	2.09%	8.21%	13.26%	22.98%	27.77%	27.12%	23.70%								

**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	1						1	0.14%	0.02%
1	11	9	17	19	14	20	18						108	2.59%	2.42%
2	149	183	226	252	210	226	204						1,450	29.39%	32.53%
3	202	228	323	304	280	312	329						1,978	47.41%	44.37%
4	63	89	139	123	126	102	117						759	16.86%	17.03%
5	14	12	17	21	20	34	24						142	3.46%	3.19%
6+	1	1	7	4	0	6	1						20	0.14%	0.45%
Total	440	522	729	723	650	700	694	0	0	0	0	0	4,458	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	62	90	87						548	12.54%	12.29%
2	320	376	546	532	480	513	508						3,275	73.20%	73.46%
3	52	59	85	85	92	82	85						540	12.25%	12.11%
4	11	7	12	12	16	15	12						85	1.73%	1.91%
5	0	3	3	1	0	0	1						8	0.14%	0.18%
6+	0	0	1	0	0	0	1						2	0.14%	0.04%
Total	440	522	729	723	650	700	694	0	0	0	0	0	4,458	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	577	572	516	562	570						3,555	82.13%	79.74%
Condominium	42	57	67	68	60	68	44						406	6.34%	9.11%
Townhouse	14	25	29	33	25	27	31						184	4.47%	4.13%
Villa	18	15	23	31	26	20	26						159	3.75%	3.57%
Manufactured Home	14	17	31	17	22	22	23						146	3.31%	3.28%
1/2 Duplex	0	1	0	2	0	1	0						4	0.00%	0.09%
Farm	0	1	1	0	1	0	0						3	0.00%	0.07%
Dock-Rackominium	0	0	1	0	0	0	0						1	0.00%	0.02%
Total	440	522	729	723	650	700	694	0	0	0	0	0	4,458	100.00%	100.00%

West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - July 1 to July 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	1	0.14%	31,500	31,566	100.00%	11	2	2.0
\$ 50,000 - 59,999	2	0.29%	48,450	51,000	105.00%	4	1	0.5
\$ 60,000 - 69,999	5	0.72%	71,300	63,343	89.00%	20	2	0.4
\$ 70,000 - 79,999	4	0.58%	81,225	76,875	95.00%	12	11	2.8
\$ 80,000 - 89,999	9	1.30%	85,689	84,289	98.00%	35	4	0.4
\$ 90,000 - 99,999	8	1.15%	99,487	96,363	97.00%	8	7	0.9
\$ 100,000 - 119,999	8	1.15%	110,775	108,600	98.00%	20	5	0.6
\$ 120,000 - 139,999	16	2.31%	130,673	131,468	101.00%	55	17	1.1
\$ 140,000 - 159,999	20	2.88%	155,230	151,924	98.00%	18	16	0.8
\$ 160,000 - 179,999	58	8.36%	169,088	169,693	100.00%	14	46	0.8
\$ 180,000 - 199,999	51	7.35%	192,045	190,665	99.00%	14	42	0.8
\$ 200,000 - 249,999	134	19.31%	220,604	221,314	100.00%	19	63	0.5
\$ 250,000 - 299,999	124	17.87%	266,628	268,390	101.00%	18	87	0.7
\$ 300,000 - 349,999	84	12.10%	320,769	320,801	100.00%	14	63	0.8
\$ 350,000 - 399,999	52	7.49%	366,892	369,993	101.00%	20	46	0.9
\$ 400,000 - 499,999	63	9.08%	436,330	440,533	101.00%	15	78	1.2
\$ 500,000 - 599,999	24	3.46%	521,783	532,295	102.00%	16	33	1.4
\$ 600,000 - 699,999	16	2.31%	631,262	637,750	101.00%	19	20	1.3
\$ 700,000 - 799,999	9	1.30%	726,521	738,628	102.00%	16	9	1.0
\$ 800,000 - 899,999	3	0.43%	859,633	868,000	101.00%	23	9	3.0
\$ 900,000 - 999,999	1	0.14%	825,000	910,000	110.00%	7	12	12.0
\$ 1,000,000 - and over	2	0.29%	2,120,000	2,007,500	95.00%	18	24	12.0
Totals	694	100.00%	289,625	290,918	100.00%	18	597	0.9

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 July 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	15	0.34%	42,913	39,234	91.00%	23	2	0.9
\$ 50,000 - 59,999	30	0.67%	57,835	55,160	95.00%	60	1	0.2
\$ 60,000 - 69,999	32	0.72%	70,391	64,466	92.00%	46	2	0.4
\$ 70,000 - 79,999	51	1.14%	78,626	74,357	95.00%	45	11	1.5
\$ 80,000 - 89,999	61	1.37%	87,847	84,951	97.00%	32	4	0.5
\$ 90,000 - 99,999	63	1.41%	99,349	94,256	95.00%	30	7	0.8
\$ 100,000 - 119,999	106	2.38%	115,025	109,932	96.00%	39	5	0.3
\$ 120,000 - 139,999	205	4.60%	135,562	131,250	97.00%	39	17	0.6
\$ 140,000 - 159,999	260	5.83%	151,643	149,427	99.00%	27	16	0.4
\$ 160,000 - 179,999	356	7.99%	171,422	169,773	99.00%	25	46	0.9
\$ 180,000 - 199,999	365	8.19%	189,367	188,950	100.00%	25	42	0.8
\$ 200,000 - 249,999	794	17.81%	224,192	223,914	100.00%	24	63	0.6
\$ 250,000 - 299,999	693	15.55%	272,052	271,720	100.00%	24	87	0.9
\$ 300,000 - 349,999	489	10.97%	323,050	321,929	100.00%	25	63	0.9
\$ 350,000 - 399,999	317	7.11%	370,876	371,392	100.00%	24	46	1.0
\$ 400,000 - 499,999	312	7.00%	441,136	440,971	100.00%	24	78	1.8
\$ 500,000 - 599,999	137	3.07%	535,973	536,558	100.00%	30	33	1.7
\$ 600,000 - 699,999	77	1.73%	647,664	639,597	99.00%	54	20	1.8
\$ 700,000 - 799,999	43	0.96%	757,734	749,720	99.00%	70	9	1.5
\$ 800,000 - 899,999	18	0.40%	866,078	848,066	98.00%	54	9	3.5
\$ 900,000 - 999,999	13	0.29%	955,977	942,923	99.00%	77	12	6.5
\$ 1,000,000 - and over	21	0.47%	1,643,181	1,578,638	96.00%	130	24	8.0
Totals	4,458	100.00%	275,445	273,785	99.00%	28	597	0.9

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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
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	979	1.5
8/1/2020	611	244,802	239,503	98%	47	908	1.5
9/1/2020	583	251,059	245,732	98%	38	887	1.5
10/1/2020	613	250,042	245,180	98%	39	905	1.5
11/1/2020	518	234,638	231,086	98%	38	882	1.7
12/1/2020	538	262,930	257,349	98%	36	842	1.6
1/1/2021	440	250,143	245,062	98%	33	772	1.8
2/1/2021	522	250,952	246,708	98%	42	646	1.2
3/1/2021	729	276,470	271,779	98%	37	529	0.7
4/1/2021	723	269,913	268,801	100%	28	488	0.7
5/1/2021	650	289,833	289,428	100%	22	523	0.8
6/1/2021	700	286,839	287,754	100%	22	581	0.8
7/1/2021	694	289,625	290,918	100%	18	597	0.9



