

**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	0	0				7	0.00%	0.15%
\$ 50,000 - 59,999	1	2	0	0	0	0	2	1	1				7	0.18%	0.15%
\$ 60,000 - 69,999	0	1	1	0	0	0	1	2	2				7	0.36%	0.15%
\$ 70,000 - 79,999	1	0	1	1	0	1	0	1	2				7	0.36%	0.15%
\$ 80,000 - 89,999	2	2	2	4	0	1	2	0	1				14	0.18%	0.29%
\$ 90,000 - 99,999	8	5	1	0	2	6	1	2	0				25	0.00%	0.52%
\$ 100,000 - 119,999	10	4	5	7	3	5	1	5	4				44	0.73%	0.92%
\$ 120,000 - 139,999	18	34	24	19	16	7	9	5	7				139	1.27%	2.89%
\$ 140,000 - 159,999	23	29	34	37	24	30	11	10	18				216	3.27%	4.50%
\$ 160,000 - 179,999	39	44	49	40	42	41	51	32	26				364	4.72%	7.58%
\$ 180,000 - 199,999	36	41	54	59	45	39	42	41	32				389	5.81%	8.10%
\$ 200,000 - 249,999	68	68	116	116	106	98	116	101	78				867	14.16%	18.05%
\$ 250,000 - 299,999	47	62	103	108	88	109	113	96	101				827	18.33%	17.22%
\$ 300,000 - 349,999	46	37	76	73	69	79	80	83	82				625	14.88%	13.02%
\$ 350,000 - 399,999	22	29	55	47	48	52	50	53	72				428	13.07%	8.91%
\$ 400,000 - 499,999	28	29	39	51	46	50	63	48	67				421	12.16%	8.77%
\$ 500,000 - 599,999	8	16	17	17	20	34	24	23	31				190	5.63%	3.96%
\$ 600,000 - 699,999	6	11	9	8	14	12	16	17	12				105	2.18%	2.19%
\$ 700,000 - 799,999	1	4	4	7	6	10	9	3	6				50	1.09%	1.04%
\$ 800,000 - 899,999	3	1	1	3	4	3	3	6	3				27	0.54%	0.56%
\$ 900,000 - 999,999	2	0	2	3	3	2	1	1	4				18	0.73%	0.37%
\$ 1,000,000 - and over	0	0	7	2	6	3	2	3	2				25	0.36%	0.52%
Current Year	370	421	601	603	543	582	598	533	551				4,802		
Previous Year	368	389	513	401	370	480	545	509	495				4,070		
Change from last month		13.78%	42.76%	0.33%	-9.95%	7.18%	2.75%	-10.87%	3.38%						
Change from last year	0.54%	8.23%	17.15%	50.37%	46.76%	21.25%	9.72%	4.72%	11.31%						
Current YTD	370	791	1,392	1,995	2,538	3,120	3,718	4,251	4,802						
Previous YTD	368	757	1,270	1,671	2,041	2,521	3,066	3,575	4,070	4,070	4,070	4,070			
% Change YTD	0.54%	4.49%	9.61%	19.39%	24.35%	23.76%	21.27%	18.91%	17.99%						

**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	0	0				5	0.00%	0.66%
\$ 50,000 - 59,999	2	4	3	6	4	2	0	0	0				21	0.00%	2.79%
\$ 60,000 - 69,999	1	2	4	5	1	5	2	1	3				24	3.57%	3.19%
\$ 70,000 - 79,999	8	9	8	1	7	5	4	4	5				51	5.95%	6.77%
\$ 80,000 - 89,999	5	4	7	7	3	2	7	3	3				41	3.57%	5.44%
\$ 90,000 - 99,999	2	4	4	5	5	5	6	2	5				38	5.95%	5.05%
\$ 100,000 - 119,999	4	7	8	8	11	9	4	5	9				65	10.71%	8.63%
\$ 120,000 - 139,999	11	8	10	10	8	10	4	8	11				80	13.10%	10.62%
\$ 140,000 - 159,999	2	12	9	9	4	9	4	5	6				60	7.14%	7.97%
\$ 160,000 - 179,999	3	3	3	9	9	2	7	9	5				50	5.95%	6.64%
\$ 180,000 - 199,999	4	7	12	5	0	8	5	6	5				52	5.95%	6.91%
\$ 200,000 - 249,999	7	7	12	18	17	18	16	16	15				126	17.86%	16.73%
\$ 250,000 - 299,999	2	7	9	11	9	7	10	6	8				69	9.52%	9.16%
\$ 300,000 - 349,999	3	3	5	3	0	6	5	8	5				38	5.95%	5.05%
\$ 350,000 - 399,999	1	2	1	2	6	0	2	4	2				20	2.38%	2.66%
\$ 400,000 - 499,999	0	1	0	1	0	4	0	1	2				9	2.38%	1.20%
\$ 500,000 - 599,999	0	0	0	1	0	1	0	0	0				2	0.00%	0.27%
\$ 600,000 - 699,999	0	0	0	0	0	0	0	0	0				0	0.00%	0.00%
\$ 700,000 - 799,999	0	1	0	0	0	0	0	0	0				1	0.00%	0.13%
\$ 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	1	0	0	0	0	0	0				1	0.00%	0.13%
Current Year	56	82	96	101	85	95	76	78	84				753		
Previous Year	53	61	69	54	49	74	79	91	67				597		
Change from last month		46.43%	17.07%	5.21%	-15.84%	11.76%	-20.00%	2.63%	7.69%						
Change from last year	5.66%	34.43%	39.13%	87.04%	73.47%	28.38%	-3.80%	-14.29%	25.37%						
Current YTD	56	138	234	335	420	515	591	669	753						
Previous YTD	53	114	183	237	286	360	439	530	597	597	597	597			
% Change YTD	5.66%	21.05%	27.87%	41.35%	46.85%	43.06%	34.62%	26.23%	26.13%						

**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	1	0				16	0.00%	0.28%
\$ 50,000 - 59,999	3	6	6	6	5	2	2	1	1				32	0.15%	0.56%
\$ 60,000 - 69,999	2	5	6	5	3	6	5	3	6				41	0.92%	0.71%
\$ 70,000 - 79,999	11	9	11	3	7	6	4	6	8				65	1.23%	1.13%
\$ 80,000 - 89,999	7	10	11	13	3	8	9	3	4				68	0.61%	1.18%
\$ 90,000 - 99,999	13	11	6	6	8	11	8	4	8				75	1.23%	1.31%
\$ 100,000 - 119,999	16	13	18	17	18	16	8	11	15				132	2.30%	2.30%
\$ 120,000 - 139,999	30	46	39	29	28	17	16	15	18				238	2.76%	4.14%
\$ 140,000 - 159,999	26	41	47	49	31	46	20	15	24				299	3.68%	5.21%
\$ 160,000 - 179,999	43	49	55	52	52	47	58	45	34				435	5.21%	7.57%
\$ 180,000 - 199,999	40	49	67	64	46	48	51	47	38				450	5.83%	7.83%
\$ 200,000 - 249,999	76	76	129	137	125	118	135	120	96				1,012	14.72%	17.62%
\$ 250,000 - 299,999	49	69	114	121	101	116	124	104	112				910	17.18%	15.84%
\$ 300,000 - 349,999	49	40	82	78	69	86	86	93	87				670	13.34%	11.66%
\$ 350,000 - 399,999	23	31	56	49	54	52	52	58	74				449	11.35%	7.82%
\$ 400,000 - 499,999	28	30	39	52	46	54	63	49	69				430	10.58%	7.49%
\$ 500,000 - 599,999	8	16	17	18	20	35	24	24	31				193	4.75%	3.36%
\$ 600,000 - 699,999	6	12	9	8	14	12	16	17	12				106	1.84%	1.85%
\$ 700,000 - 799,999	1	5	5	7	6	10	9	3	6				52	0.92%	0.91%
\$ 800,000 - 899,999	3	1	1	3	4	3	3	6	3				27	0.46%	0.47%
\$ 900,000 - 999,999	2	0	2	3	3	2	1	1	4				18	0.61%	0.31%
\$ 1,000,000 - and over	0	0	8	2	6	3	2	3	2				26	0.31%	0.45%
Current Year	440	522	730	723	651	700	697	629	652				5,744		
Previous Year	431	458	604	471	434	563	643	611	583				4,798		
Change from last month		18.64%	39.85%	-0.96%	-9.96%	7.53%	-0.43%	-9.76%	3.66%						
Change from last year	2.09%	13.97%	20.86%	53.50%	50.00%	24.33%	8.40%	2.95%	11.84%						
Current YTD	440	962	1,692	2,415	3,066	3,766	4,463	5,092	5,744						
Previous YTD	431	889	1,493	1,964	2,398	2,961	3,604	4,215	4,798	4,798	4,798	4,798			
% Change YTD	2.09%	8.21%	13.33%	22.96%	27.86%	27.19%	23.83%	20.81%	19.72%						

**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	0	0				1	0.00%	0.02%
1	11	9	17	19	14	20	18	7	12				127	1.84%	2.21%
2	149	183	226	252	210	226	205	203	199				1,853	30.52%	32.26%
3	202	228	324	304	280	312	331	288	302				2,571	46.32%	44.76%
4	63	89	139	123	127	102	117	108	118				986	18.10%	17.17%
5	14	12	17	21	20	34	24	21	19				182	2.91%	3.17%
6+	1	1	7	4	0	6	1	2	2				24	0.31%	0.42%
Total	440	522	730	723	651	700	697	629	652	0	0	0	5,744	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	61	90	87	61	67				675	10.28%	11.75%
2	320	376	547	532	481	513	511	484	507				4,271	77.76%	74.36%
3	52	59	85	85	93	82	85	69	70				680	10.74%	11.84%
4	11	7	12	12	16	15	12	14	6				105	0.92%	1.83%
5	0	3	3	1	0	0	1	0	1				9	0.15%	0.16%
6+	0	0	1	0	0	0	1	1	1				4	0.15%	0.07%
Total	440	522	730	723	651	700	697	629	652	0	0	0	5,744	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	578	572	517	562	572	515	528				4,602	80.98%	80.12%
Condominium	42	57	67	68	60	68	44	46	64				516	9.82%	8.98%
Townhouse	14	25	29	33	25	27	32	32	20				237	3.07%	4.13%
Villa	18	15	23	31	26	20	26	18	23				200	3.53%	3.48%
Manufactured Home	14	17	31	17	22	22	23	17	17				180	2.61%	3.13%
1/2 Duplex	0	1	0	2	0	1	0	1	0				5	0.00%	0.09%
Farm	0	1	1	0	1	0	0	0	0				3	0.00%	0.05%
Dock-Rackominium	0	0	1	0	0	0	0	0	0				1	0.00%	0.02%
Total	440	522	730	723	651	700	697	629	652	0	0	0	5,744	100.00%	100.00%

West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - September 1 to September 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	0	0.00%	0	0	0.00%		3	
\$ 50,000 - 59,999	1	0.15%	69,900	55,000	79.00%	36	1	1.0
\$ 60,000 - 69,999	6	0.92%	69,149	64,350	93.00%	8	4	0.7
\$ 70,000 - 79,999	8	1.23%	78,913	73,875	94.00%	30	3	0.4
\$ 80,000 - 89,999	4	0.61%	88,450	85,350	96.00%	24	4	1.0
\$ 90,000 - 99,999	8	1.23%	98,150	94,975	97.00%	23	7	0.9
\$ 100,000 - 119,999	15	2.30%	112,760	108,527	96.00%	31	12	0.8
\$ 120,000 - 139,999	18	2.76%	132,367	130,322	98.00%	23	13	0.7
\$ 140,000 - 159,999	24	3.68%	157,829	151,127	96.00%	23	25	1.0
\$ 160,000 - 179,999	34	5.21%	171,379	169,668	99.00%	19	24	0.7
\$ 180,000 - 199,999	38	5.83%	189,607	190,439	100.00%	28	31	0.8
\$ 200,000 - 249,999	96	14.72%	221,562	223,774	101.00%	17	100	1.0
\$ 250,000 - 299,999	112	17.18%	270,859	271,473	100.00%	18	92	0.8
\$ 300,000 - 349,999	87	13.34%	323,213	323,591	100.00%	21	79	0.9
\$ 350,000 - 399,999	74	11.35%	369,017	368,629	100.00%	22	89	1.2
\$ 400,000 - 499,999	69	10.58%	443,451	440,608	99.00%	25	105	1.5
\$ 500,000 - 599,999	31	4.75%	542,475	545,368	101.00%	15	31	1.0
\$ 600,000 - 699,999	12	1.84%	658,088	647,833	98.00%	12	20	1.7
\$ 700,000 - 799,999	6	0.92%	753,817	747,317	99.00%	21	15	2.5
\$ 800,000 - 899,999	3	0.46%	838,000	830,000	99.00%	14	12	4.0
\$ 900,000 - 999,999	4	0.61%	966,225	944,500	98.00%	40	9	2.3
\$ 1,000,000 - and over	2	0.31%	2,262,500	2,012,500	89.00%	26	25	12.5
Totals	652	100.00%	308,161	306,621	100.00%	21	704	1.1

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 September 30, 2021

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$ 1 - 49,999	16	0.28%	43,669	39,282	90.00%	25	3	1.7
\$ 50,000 - 59,999	32	0.56%	61,402	55,213	90.00%	57	1	0.3
\$ 60,000 - 69,999	41	0.71%	69,761	64,364	92.00%	42	4	0.9
\$ 70,000 - 79,999	65	1.13%	78,785	74,409	94.00%	41	3	0.4
\$ 80,000 - 89,999	68	1.18%	88,013	84,990	97.00%	34	4	0.5
\$ 90,000 - 99,999	75	1.31%	99,160	94,359	95.00%	30	7	0.8
\$ 100,000 - 119,999	132	2.30%	115,817	109,613	95.00%	39	12	0.8
\$ 120,000 - 139,999	238	4.14%	134,847	130,861	97.00%	37	13	0.5
\$ 140,000 - 159,999	299	5.21%	152,262	149,597	98.00%	27	25	0.8
\$ 160,000 - 179,999	435	7.57%	171,148	169,674	99.00%	24	24	0.5
\$ 180,000 - 199,999	450	7.83%	189,457	189,019	100.00%	25	31	0.6
\$ 200,000 - 249,999	1,012	17.62%	223,853	224,009	100.00%	24	100	0.9
\$ 250,000 - 299,999	910	15.84%	272,217	271,987	100.00%	24	92	0.9
\$ 300,000 - 349,999	670	11.66%	322,933	322,148	100.00%	24	79	1.1
\$ 350,000 - 399,999	449	7.82%	370,019	370,538	100.00%	26	89	1.8
\$ 400,000 - 499,999	430	7.49%	441,624	441,613	100.00%	24	105	2.2
\$ 500,000 - 599,999	193	3.36%	536,963	537,910	100.00%	27	31	1.5
\$ 600,000 - 699,999	106	1.85%	648,394	640,158	99.00%	43	20	1.7
\$ 700,000 - 799,999	52	0.91%	754,719	747,651	99.00%	64	15	2.6
\$ 800,000 - 899,999	27	0.47%	863,122	847,281	98.00%	45	12	4.0
\$ 900,000 - 999,999	18	0.31%	956,756	945,056	99.00%	65	9	4.5
\$ 1,000,000 - and over	26	0.45%	1,649,296	1,569,862	95.00%	112	25	8.7
Totals	5,744	100.00%	281,747	280,206	99.00%	28	704	1.1

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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
10/1/2017	427	178,612	172,321	96%	54	1,828	4.3
11/1/2017	460	181,430	172,490	95%	53	1,846	4.0
12/1/2017	502	189,800	182,763	96%	56	1,794	3.6
1/1/2018	376	176,673	170,393	96%	52	1,834	4.9
2/1/2018	403	175,299	167,885	96%	61	1,864	4.6
3/1/2018	555	197,300	188,861	96%	55	1,851	3.3
4/1/2018	567	197,896	191,032	97%	53	1,828	3.2
5/1/2018	663	196,019	189,989	97%	51	1,843	2.8
6/1/2018	588	199,618	193,282	97%	49	1,876	3.2
7/1/2018	545	206,659	199,487	97%	51	1,862	3.4
8/1/2018	508	200,257	193,128	96%	48	1,883	3.7
9/1/2018	471	195,708	189,145	97%	47	1,940	4.1
10/1/2018	521	195,727	189,932	97%	50	1,908	3.7
11/1/2018	512	195,660	187,757	96%	54	1,969	3.8
12/1/2018	463	198,460	191,809	97%	50	1,914	4.1
1/1/2019	390	204,229	194,494	95%	67	1,947	5.0
2/1/2019	450	191,723	184,141	96%	61	1,869	4.2
3/1/2019	584	198,740	192,826	97%	64	1,708	2.9
4/1/2019	683	200,226	193,877	97%	64	1,620	2.4
5/1/2019	630	204,569	197,567	97%	54	1,597	2.5
6/1/2019	613	207,320	201,198	97%	53	1,505	2.5
7/1/2019	571	205,590	198,765	97%	52	1,462	2.6
8/1/2019	590	224,311	217,535	97%	51	1,419	2.4
9/1/2019	533	213,397	205,684	96%	51	1,438	2.7
10/1/2019	516	211,377	203,796	96%	53	1,422	2.8
11/1/2019	489	225,570	219,278	97%	45	1,493	3.1
12/1/2019	502	211,422	205,705	97%	49	1,444	2.9
1/1/2020	431	214,105	205,277	96%	54	1,426	3.3
2/1/2020	458	214,235	207,293	97%	55	1,329	2.9
3/1/2020	604	217,929	212,072	97%	53	1,339	2.2
4/1/2020	471	222,640	214,814	96%	56	1,337	2.8
5/1/2020	434	221,119	213,427	97%	51	1,169	2.7
6/1/2020	563	241,624	233,442	97%	53	1,067	1.9
7/1/2020	643	232,343	226,782	98%	48	970	1.5
8/1/2020	611	244,802	239,503	98%	47	898	1.5
9/1/2020	583	251,059	245,732	98%	39	882	1.5
10/1/2020	613	250,042	245,180	98%	39	912	1.5
11/1/2020	518	234,638	231,086	98%	39	890	1.7
12/1/2020	538	262,930	257,349	98%	37	862	1.6
1/1/2021	440	250,143	245,062	98%	34	809	1.8
2/1/2021	522	250,952	246,516	98%	43	695	1.3
3/1/2021	730	276,465	271,780	98%	39	547	0.7
4/1/2021	723	269,886	268,774	100%	30	504	0.7
5/1/2021	651	290,234	289,815	100%	23	539	0.8
6/1/2021	700	286,839	287,744	100%	22	611	0.9
7/1/2021	697	289,633	290,913	100%	19	685	1.0
8/1/2021	629	298,606	298,088	100%	22	704	1.1
9/1/2021	652	308,161	306,621	100%	21	704	1.1



