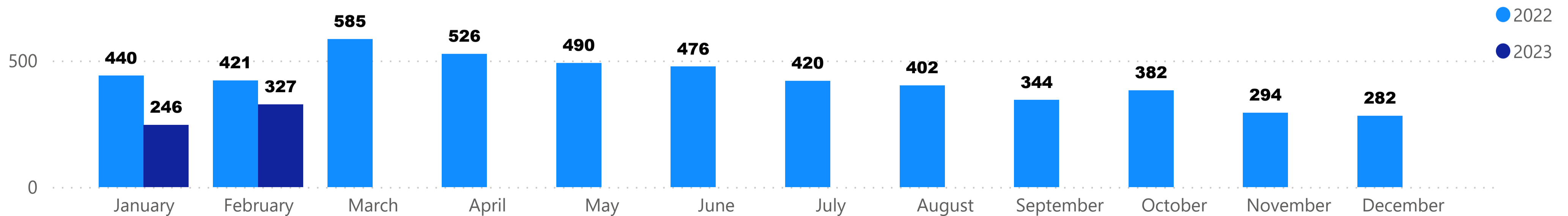




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Single Family Homes & Villas

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1	2											3
\$ 120,000 - 139,999	4	2											6
\$ 140,000 - 159,999	2	5											7
\$ 160,000 - 179,999	4	8											12
\$ 180,000 - 199,999	13	13											26
\$ 200,000 - 249,999	41	50											91
\$ 250,000 - 299,999	40	58											98
\$ 300,000 - 349,999	40	48											88
\$ 350,000 - 399,999	38	44											82
\$ 400,000 - 499,999	37	47											84
\$ 500,000 - 599,999	15	24											39
\$ 600,000 - 699,999	3	8											11
\$ 700,000 - 799,999	4	6											10
\$ 800,000 - 899,999		3											3
\$ 900,000 - 999,999		2											2
\$ 1,000,000 - and over	3	6											9
Total	246	327											573

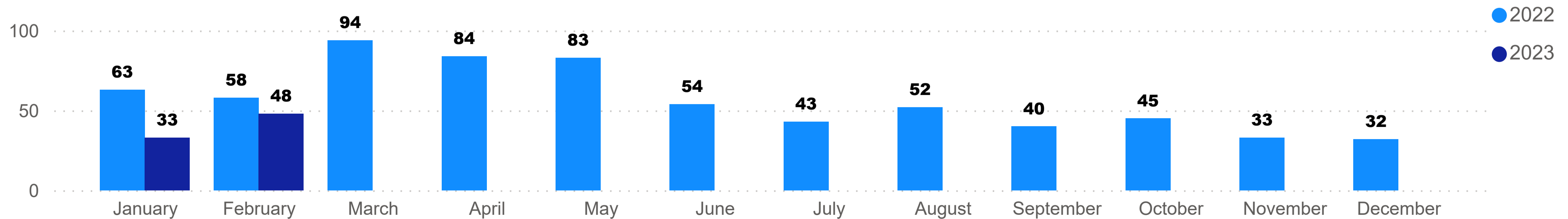




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

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

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999		1											1
\$ 90,000 - 99,999		2											2
\$ 100,000 - 119,999	2	3											5
\$ 120,000 - 139,999	1	5											6
\$ 140,000 - 159,999		8											8
\$ 160,000 - 179,999	3	5											8
\$ 180,000 - 199,999	4	3											7
\$ 200,000 - 249,999	9	8											17
\$ 250,000 - 299,999	7	5											12
\$ 300,000 - 349,999	4	4											8
\$ 350,000 - 399,999	2	2											4
\$ 400,000 - 499,999		2											2
\$ 500,000 - 599,999													
\$ 600,000 - 699,999													
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1												1
Total	33	48											81

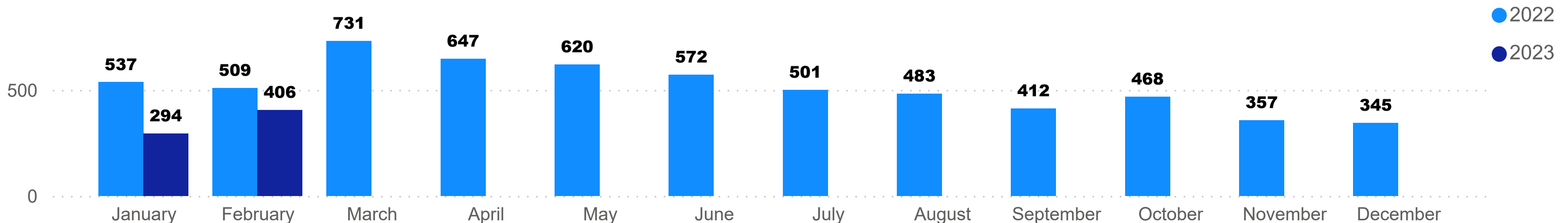




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999		2											2
\$ 80,000 - 89,999	1	1											2
\$ 90,000 - 99,999	1	2											3
\$ 100,000 - 119,999	5	7											12
\$ 120,000 - 139,999	7	9											16
\$ 140,000 - 159,999	4	17											21
\$ 160,000 - 179,999	10	20											30
\$ 180,000 - 199,999	17	18											35
\$ 200,000 - 249,999	51	65											116
\$ 250,000 - 299,999	48	65											113
\$ 300,000 - 349,999	46	54											100
\$ 350,000 - 399,999	41	46											87
\$ 400,000 - 499,999	37	49											86
\$ 500,000 - 599,999	15	24											39
\$ 600,000 - 699,999	3	8											11
\$ 700,000 - 799,999	4	6											10
\$ 800,000 - 899,999		3											3
\$ 900,000 - 999,999		2											2
\$ 1,000,000 - and over	4	7											11
Total	294	406											700



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	8	8											16
2	95	133											228
3	132	200											332
4	47	55											102
5	12	9											21
6+		1											1
Total	294	406											700

Sales by Bathroom Count

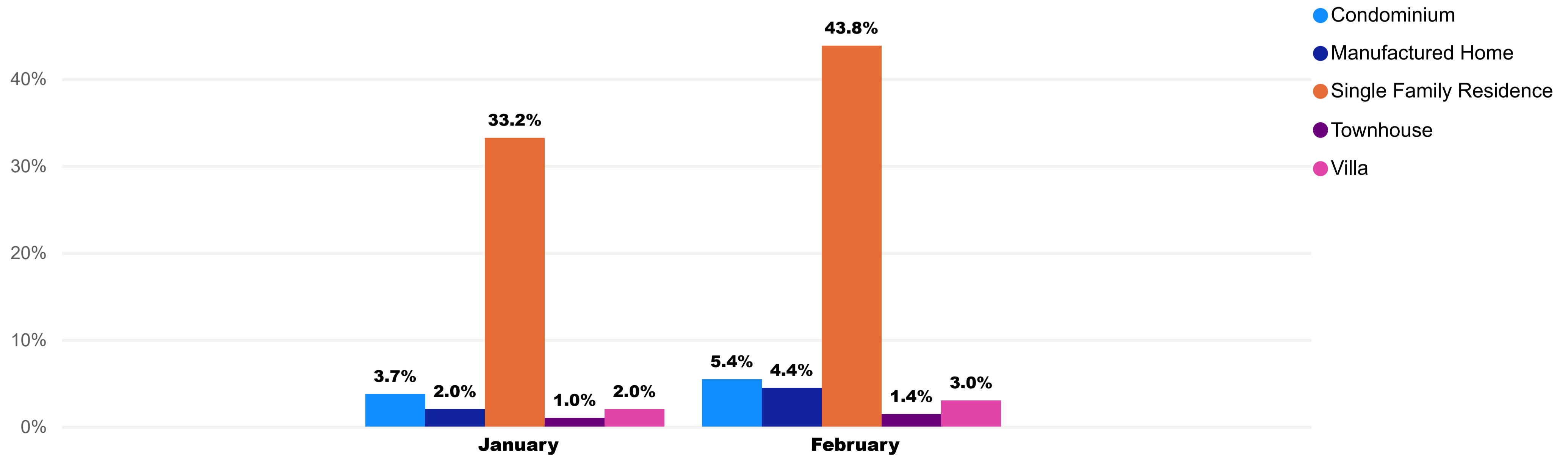
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	30											53
2	213	295											508
3	50	70											120
4	6	10											16
5	1	1											2
6+	1												1
Total	294	406											700

West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	26	38											64
Manufactured Home	14	31											45
Single Family Residence	232	306											538
Townhouse	7	10											17
Villa	14	21											35
Total	293	406											699

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - February - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory	Months Inventory
\$ 1 - 49,999							1	
\$ 50,000 - 59,999							1	
\$ 60,000 - 69,999	1	0%	69,000	66,000	96%	-5	4	4.0
\$ 70,000 - 79,999	2	0%	92,450	74,000	80%	56		
\$ 80,000 - 89,999	1	0%	99,000	82,000	83%	0		
\$ 90,000 - 99,999	2	0%	109,950	97,000	88%	12	3	1.5
\$ 100,000 - 119,999	7	2%	128,343	111,507	87%	25	14	2.0
\$ 120,000 - 139,999	9	2%	134,161	130,311	97%	25	15	1.7
\$ 140,000 - 159,999	17	4%	159,412	149,153	94%	36	22	1.3
\$ 160,000 - 179,999	20	5%	174,965	170,985	98%	35	30	1.5
\$ 180,000 - 199,999	18	4%	203,944	187,911	92%	26	33	1.8
\$ 200,000 - 249,999	65	16%	233,531	226,052	97%	55	98	1.5
\$ 250,000 - 299,999	65	16%	281,177	274,627	98%	39	160	2.5
\$ 300,000 - 349,999	54	13%	338,239	328,974	97%	51	147	2.7
\$ 350,000 - 399,999	46	11%	380,531	375,422	99%	42	142	3.1
\$ 400,000 - 499,999	49	12%	446,239	433,568	97%	68	148	3.0
\$ 500,000 - 599,999	24	6%	556,985	546,599	98%	54	86	3.6
\$ 600,000 - 699,999	8	2%	658,086	637,446	97%	91	52	6.5
\$ 700,000 - 799,999	6	1%	782,450	745,417	95%	63	27	4.5
\$ 800,000 - 899,999	3	1%	918,124	884,333	96%	73	16	5.3
\$ 900,000 - 999,999	2	0%	916,950	915,000	100%	1	4	2.0
\$ 1,000,000 - and over	7	2%	1,508,414	1,386,857	92%	99	35	5.0
Total	406	100%	350,059	338,634	97%	49	1038	2.6

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 Stellar MLS is in any way responsible for its accuracy.



West Pasco Board of REALTORS® Multiple Listing Year to Date Sales and Inventory Report - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory	Months Inventory
\$ 1 - 49,999							1	
\$ 50,000 - 59,999							1	
\$ 60,000 - 69,999	1	0.14%	69,000	66,000	96%	-5	4	4.00
\$ 70,000 - 79,999	2	0.29%	92,450	74,000	80%	56		
\$ 80,000 - 89,999	2	0.29%	97,000	84,000	87%	3		
\$ 90,000 - 99,999	3	0.43%	113,267	95,500	84%	23	3	1.00
\$ 100,000 - 119,999	12	1.71%	122,350	109,254	89%	30	14	1.17
\$ 120,000 - 139,999	16	2.29%	134,641	128,919	96%	22	15	0.94
\$ 140,000 - 159,999	21	3.00%	159,381	148,505	93%	34	22	1.05
\$ 160,000 - 179,999	30	4.29%	177,630	169,087	95%	40	30	1.00
\$ 180,000 - 199,999	35	5.00%	202,874	187,089	92%	40	33	0.94
\$ 200,000 - 249,999	116	16.57%	232,731	225,596	97%	41	98	0.84
\$ 250,000 - 299,999	113	16.14%	284,229	275,976	97%	40	160	1.42
\$ 300,000 - 349,999	100	14.29%	333,038	325,334	98%	47	147	1.47
\$ 350,000 - 399,999	87	12.43%	378,264	372,793	99%	46	142	1.63
\$ 400,000 - 499,999	86	12.29%	445,930	434,099	97%	64	148	1.72
\$ 500,000 - 599,999	39	5.57%	551,052	541,606	98%	58	86	2.21
\$ 600,000 - 699,999	11	1.57%	663,073	641,980	97%	69	52	4.73
\$ 700,000 - 799,999	10	1.43%	782,360	752,150	96%	43	27	2.70
\$ 800,000 - 899,999	3	0.43%	918,124	884,333	96%	73	16	5.33
\$ 900,000 - 999,999	2	0.29%	916,950	915,000	100%	1	4	2.00
\$ 1,000,000 - and over	11	1.57%	1,744,900	1,659,591	95%	106	35	3.18
Total	700	100.00%	348,935	338,399	97%	46	1038	1.48

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 Stellar MLS is in any way responsible for its accuracy.

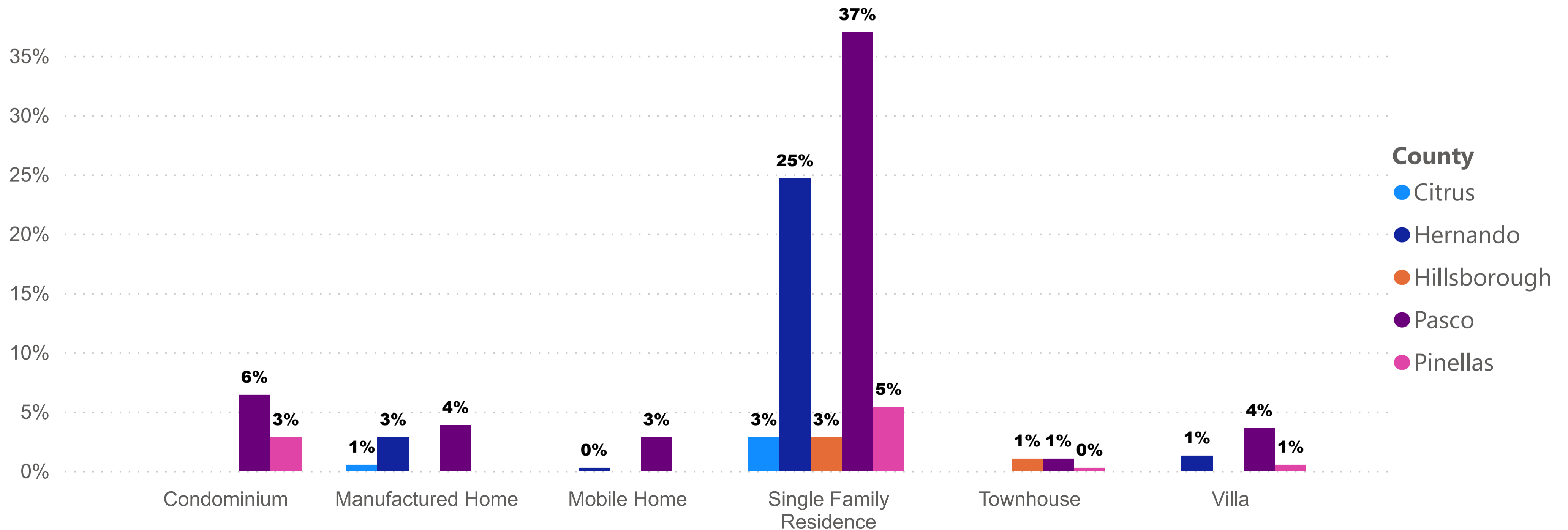
Four Year Sales and Inventory History 2019 - 2023. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
03/31/2019	588	201,602	195,539	97%	67	1755	2.98
04/30/2019	687	200,673	194,290	97%	65	1676	2.44
05/31/2019	633	205,377	198,330	97%	55	1667	2.63
06/30/2019	617	208,065	202,044	97%	54	1577	2.56
07/31/2019	575	205,507	198,684	97%	51	1542	2.68
08/31/2019	591	224,200	217,423	97%	53	1498	2.53
09/30/2019	533	213,763	206,037	96%	52	1522	2.86
10/31/2019	517	211,838	204,253	96%	51	1512	2.92
11/30/2019	491	225,727	219,452	97%	45	1586	3.23
12/31/2019	502	211,390	205,647	97%	49	1533	3.05
01/31/2020	431	214,105	204,140	95%	54	1518	3.52
02/29/2020	459	215,008	208,038	97%	56	1424	3.10
03/31/2020	604	218,352	212,504	97%	53	1445	2.39
04/30/2020	475	223,114	215,325	97%	57	1443	3.04
05/31/2020	437	220,991	213,335	97%	46	1268	2.90
06/30/2020	566	241,945	233,747	97%	51	1166	2.06
07/31/2020	644	232,882	227,314	98%	48	1066	1.66
08/31/2020	612	245,263	239,953	98%	44	998	1.63
09/30/2020	583	251,059	245,732	98%	37	975	1.67
10/31/2020	615	249,872	245,010	98%	38	993	1.61
11/30/2020	519	235,438	231,853	98%	34	974	1.88
12/31/2020	539	263,647	258,092	98%	34	932	1.73
01/31/2021	440	250,143	245,062	98%	27	863	1.96
02/28/2021	522	250,952	246,516	98%	38	742	1.42
03/31/2021	731	276,621	271,958	98%	32	628	0.86
04/30/2021	724	270,266	269,033	100%	21	590	0.81
05/31/2021	654	290,814	290,388	100%	20	626	0.96
06/30/2021	702	287,067	287,914	100%	17	706	1.01
07/31/2021	695	289,671	290,938	100%	13	784	1.13
08/31/2021	632	298,723	298,580	100%	15	817	1.29
09/30/2021	656	308,336	306,845	100%	15	889	1.36
10/31/2021	646	306,297	304,750	99%	19	889	1.38
11/30/2021	713	308,469	307,658	100%	20	746	1.05
12/31/2021	675	315,051	313,602	100%	20	705	1.04
01/31/2022	537	320,800	318,959	99%	20	584	1.09
02/28/2022	509	337,503	336,562	100%	22	610	1.20
03/31/2022	731	322,741	324,752	101%	17	555	0.76
04/30/2022	647	342,995	346,827	101%	15	624	0.96
05/31/2022	620	337,925	341,567	101%	13	708	1.14
06/30/2022	572	363,286	363,455	100%	15	903	1.58
07/31/2022	501	354,897	352,000	99%	17	1075	2.15
08/31/2022	483	352,542	346,687	98%	23	1136	2.35
09/30/2022	412	356,516	349,837	98%	25	1191	2.89
10/31/2022	468	350,555	340,251	97%	28	1243	2.66
11/30/2022	357	330,695	319,972	97%	33	1313	3.68
12/31/2022	344	342,837	332,381	97%	37	1284	3.73
01/31/2023	293	348,063	338,737	97%	46	1170	3.99
02/28/2023	406	350,059	338,634	97%	50	1038	2.56

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Citrus	Hernando	Hillsborough	Pasco	Pinellas	Total
Condominium				6%	3%	9%
Manufactured Home	1%	3%		4%		7%
Mobile Home		0%		3%		3%
Single Family Residence	3%	25%	3%	37%	5%	73%
Townhouse			1%	1%	0%	2%
Villa		1%		4%	1%	5%
Total	3%	29%	4%	55%	9%	100%



Board/Association: State Month Year
 ▲ West Pasco FL February 2023

National Association of Realtors®
 700 Eleventh Street, NW
 Washington, DC 20001-4507

Email: data@realtors.com
 Fax: 202-383-7568
 Questions: 202-383-1276

**Single-Family Units
 Number of Bedrooms**

**Condominium / Cooperative Units
 Number of Bedrooms**

**Active Listings
 (Unsold Homes)**

**Sales Pending
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	1	1		2
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	7	1		8
\$ 180,000 - 199,999	10	3		13
\$ 200,000 - 249,999	37	13		50
\$ 250,000 - 299,999	13	40	5	58
\$ 300,000 - 349,999	7	33	8	48
\$ 350,000 - 399,999	6	27	11	44
\$ 400,000 - 499,999	1	30	16	47
\$ 500,000 - 599,999	1	14	9	24
\$ 600,000 - 699,999		4	4	8
\$ 700,000 - 799,999		4	2	6
\$ 800,000 - 899,999			3	3
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over		3	3	6
Total	90	175	62	327

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	8			8
\$ 160,000 - 179,999	5			5
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	8			8
\$ 250,000 - 299,999	3	2		5
\$ 300,000 - 349,999	2	2		4
\$ 350,000 - 399,999	1	1		2
\$ 400,000 - 499,999		2		2
\$ 500,000 - 599,999				
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	41	7		48

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		5
\$ 120,000 - 139,999		4
\$ 140,000 - 159,999	5	6
\$ 160,000 - 179,999	5	14
\$ 180,000 - 199,999	8	14
\$ 200,000 - 249,999	44	14
\$ 250,000 - 299,999	108	23
\$ 300,000 - 349,999	131	11
\$ 350,000 - 399,999	116	17
\$ 400,000 - 499,999	130	10
\$ 500,000 - 599,999	73	1
\$ 600,000 - 699,999	55	2
\$ 700,000 - 799,999	25	2
\$ 800,000 - 899,999	18	1
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	34	2
Total	756	126

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	5
\$ 120,000 - 139,999	2	2
\$ 140,000 - 159,999	4	6
\$ 160,000 - 179,999	9	11
\$ 180,000 - 199,999	18	4
\$ 200,000 - 249,999	81	6
\$ 250,000 - 299,999	97	12
\$ 300,000 - 349,999	87	5
\$ 350,000 - 399,999	82	5
\$ 400,000 - 499,999	113	1
\$ 500,000 - 599,999	47	
\$ 600,000 - 699,999	13	
\$ 700,000 - 799,999	15	
\$ 800,000 - 899,999	8	1
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	10	
Total	593	58

Time On Market Sort	M-SF	M-Condo
0 - 30	153	34
31-60	66	9
61-90	45	4
91-120	21	
121-over	42	1
Total	327	48

