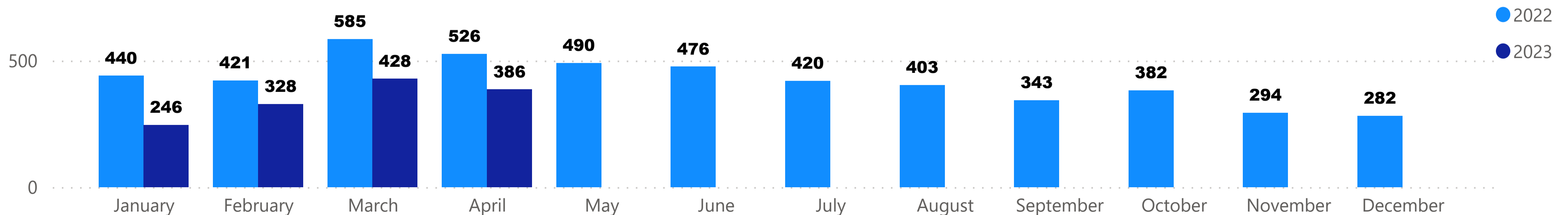




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

Sales by Price Range - Single Family Homes & Villas

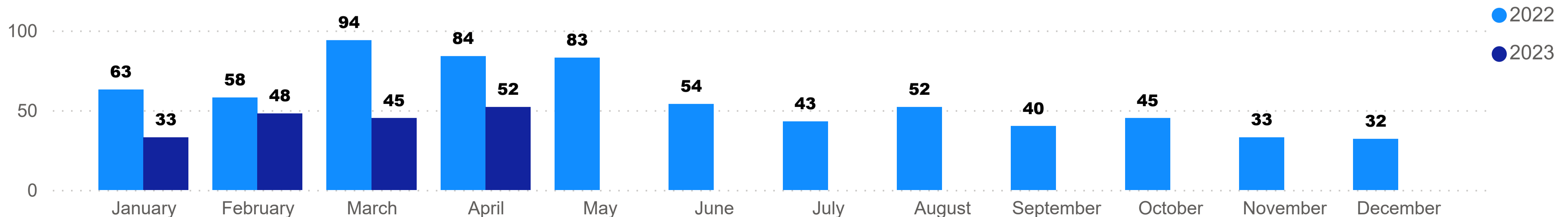
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		1		1									2
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999				1									1
\$ 100,000 - 119,999	1	2		3									6
\$ 120,000 - 139,999	4	2	2	3									11
\$ 140,000 - 159,999	2	5	9	4									20
\$ 160,000 - 179,999	4	8	10	8									30
\$ 180,000 - 199,999	13	13	12	8									46
\$ 200,000 - 249,999	41	50	55	56									202
\$ 250,000 - 299,999	40	58	79	61									238
\$ 300,000 - 349,999	40	48	66	73									227
\$ 350,000 - 399,999	38	45	58	41									182
\$ 400,000 - 499,999	37	47	72	62									218
\$ 500,000 - 599,999	15	24	28	36									103
\$ 600,000 - 699,999	3	8	11	10									32
\$ 700,000 - 799,999	4	6	10	13									33
\$ 800,000 - 899,999		3	8	3									14
\$ 900,000 - 999,999		2	3	2									7
\$ 1,000,000 - and over	3	6	5	1									15
Total	246	328	428	386									1388



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		1									3
\$ 100,000 - 119,999	2	3	3	3									11
\$ 120,000 - 139,999	1	5	1	2									9
\$ 140,000 - 159,999		8	4	2									14
\$ 160,000 - 179,999	3	5	12	9									29
\$ 180,000 - 199,999	4	3	3	3									13
\$ 200,000 - 249,999	9	8	6	8									31
\$ 250,000 - 299,999	7	5	10	11									33
\$ 300,000 - 349,999	4	4	2	4									14
\$ 350,000 - 399,999	2	2	3	7									14
\$ 400,000 - 499,999		2											2
\$ 500,000 - 599,999			1	1									2
\$ 600,000 - 699,999													
\$ 700,000 - 799,999													
\$ 800,000 - 899,999				1									1
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1												1
Total	33	48	45	52									178

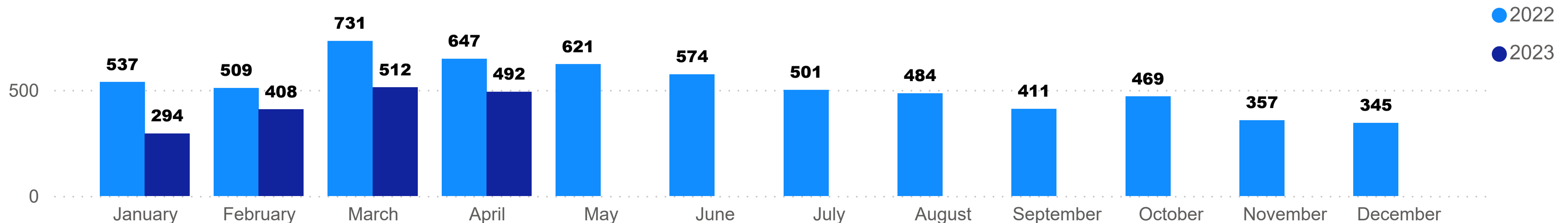




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

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			1										1
\$ 60,000 - 69,999		1	2	2									5
\$ 70,000 - 79,999		2	2	2									6
\$ 80,000 - 89,999	1	1	1										3
\$ 90,000 - 99,999	1	2	2	5									10
\$ 100,000 - 119,999	5	8	6	15									34
\$ 120,000 - 139,999	7	9	6	16									38
\$ 140,000 - 159,999	4	17	17	13									51
\$ 160,000 - 179,999	10	20	28	22									80
\$ 180,000 - 199,999	17	18	17	13									65
\$ 200,000 - 249,999	51	65	69	70									255
\$ 250,000 - 299,999	48	65	90	77									280
\$ 300,000 - 349,999	46	54	70	78									248
\$ 350,000 - 399,999	41	47	62	49									199
\$ 400,000 - 499,999	37	49	73	62									221
\$ 500,000 - 599,999	15	24	29	37									105
\$ 600,000 - 699,999	3	8	11	11									33
\$ 700,000 - 799,999	4	6	10	13									33
\$ 800,000 - 899,999		3	8	4									15
\$ 900,000 - 999,999		2	3	2									7
\$ 1,000,000 - and over	4	7	5	1									17
Total	294	408	512	492									1706



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	7	10									33
2	95	134	167	175									571
3	132	201	239	211									783
4	47	55	82	80									264
5	12	9	14	10									45
6+		1	3	6									10
Total	294	408	512	492									1706

Sales by Bathroom Count

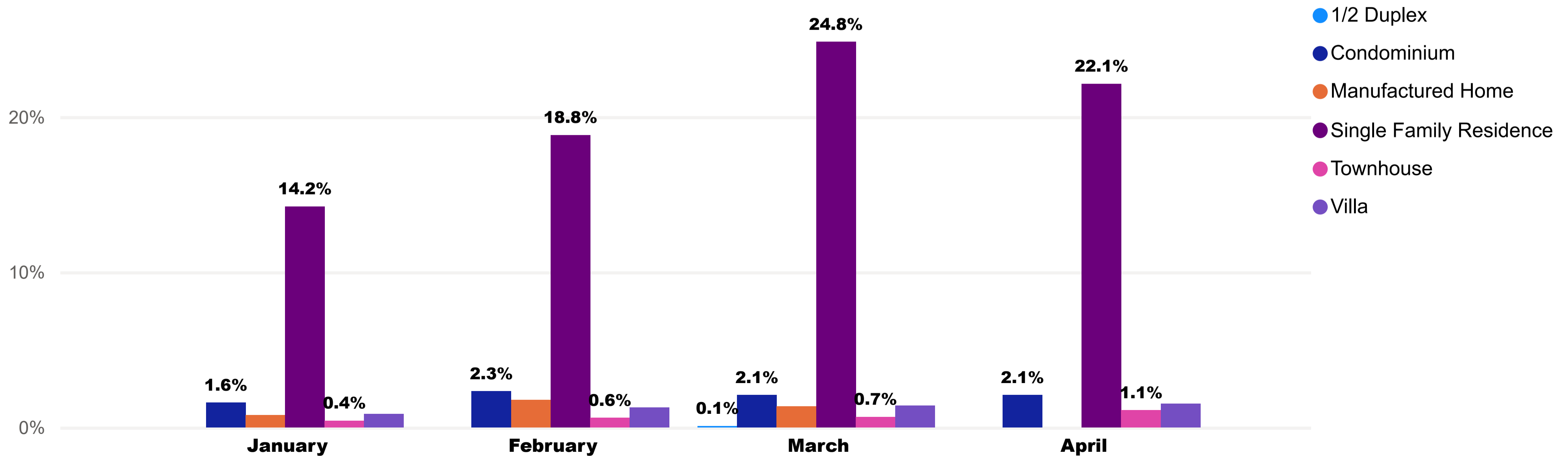
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	30	36	43									132
2	213	297	376	340									1226
3	50	70	84	94									298
4	6	10	11	15									42
5	1	1	2										4
6+	1		3										4
Total	294	408	512	492									1706

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
1/2 Duplex			1										1
Condominium	26	38	34	34									132
Manufactured Home	13	29	22										64
Single Family Residence	232	307	405	361									1305
Townhouse	7	10	11	18									46
Villa	14	21	23	25									83
Total	292	405	496	438									1631

YTD % of Sales by Property Type





West Pasco Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - April - 2023

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0%	60,000	65,000	108%	7	2
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	2	0%	107,500	95,500	89%	18	1
\$ 100,000 - 119,999	6	1%	117,050	110,667	95%	83	3
\$ 120,000 - 139,999	5	1%	136,280	126,250	93%	13	13
\$ 140,000 - 159,999	6	1%	149,500	148,500	99%	7	16
\$ 160,000 - 179,999	17	4%	173,753	168,449	97%	23	34
\$ 180,000 - 199,999	11	3%	207,973	189,105	91%	55	25
\$ 200,000 - 249,999	64	15%	233,577	227,469	97%	38	71
\$ 250,000 - 299,999	72	16%	279,449	271,787	97%	54	122
\$ 300,000 - 349,999	77	18%	330,481	324,776	98%	49	105
\$ 350,000 - 399,999	48	11%	379,535	368,871	97%	63	119
\$ 400,000 - 499,999	62	14%	454,790	443,470	98%	50	134
\$ 500,000 - 599,999	37	8%	559,682	543,014	97%	73	84
\$ 600,000 - 699,999	10	2%	661,733	642,763	97%	11	53
\$ 700,000 - 799,999	13	3%	776,677	733,223	94%	47	24
\$ 800,000 - 899,999	4	1%	887,000	839,625	95%	16	11
\$ 900,000 - 999,999	2	0%	1,069,500	945,300	88%	13	12
\$ 1,000,000 - and over	1	0%	1,150,000	1,075,000	93%	49	34
Total	438	100%	362,985	351,819	97%	49	864

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
\$ 1 - 49,999							
\$ 50,000 - 59,999	1	0.06%	68,000	55,000	81%	25	
\$ 60,000 - 69,999	5	0.29%	66,280	64,980	98%	21	2
\$ 70,000 - 79,999	6	0.35%	77,950	73,550	94%	51	
\$ 80,000 - 89,999	3	0.18%	93,000	82,667	89%	13	1
\$ 90,000 - 99,999	10	0.59%	103,325	95,745	93%	37	1
\$ 100,000 - 119,999	34	1.99%	119,468	109,432	92%	46	3
\$ 120,000 - 139,999	38	2.23%	135,206	129,746	96%	21	13
\$ 140,000 - 159,999	51	2.99%	157,529	148,971	95%	31	16
\$ 160,000 - 179,999	80	4.69%	175,744	168,612	96%	34	34
\$ 180,000 - 199,999	65	3.81%	201,238	188,662	94%	41	25
\$ 200,000 - 249,999	255	14.95%	232,955	225,950	97%	42	71
\$ 250,000 - 299,999	280	16.41%	280,880	273,538	97%	47	122
\$ 300,000 - 349,999	248	14.54%	332,135	324,893	98%	49	105
\$ 350,000 - 399,999	199	11.66%	379,025	370,682	98%	53	119
\$ 400,000 - 499,999	221	12.95%	451,249	440,269	98%	55	134
\$ 500,000 - 599,999	105	6.15%	555,764	541,596	97%	62	84
\$ 600,000 - 699,999	33	1.93%	651,903	639,127	98%	36	53
\$ 700,000 - 799,999	33	1.93%	778,985	745,776	96%	46	24
\$ 800,000 - 899,999	15	0.88%	884,085	845,367	96%	47	11
\$ 900,000 - 999,999	7	0.41%	980,329	934,300	95%	38	12
\$ 1,000,000 - and over	17	1.00%	1,640,112	1,553,912	95%	97	34
Total	1706	100.00%	349,182	338,851	97%	47	864

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.

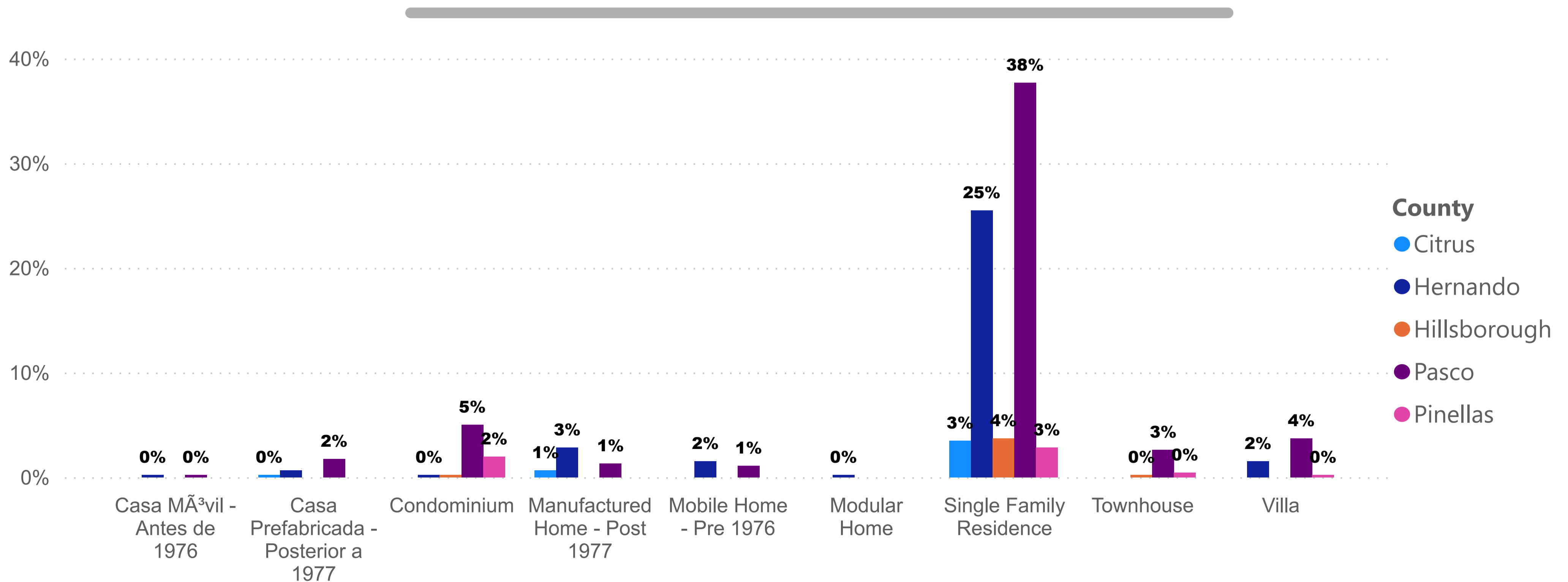
Four Year Sales and Inventory History 2019 - 2023. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	783	1.13
08/31/2021	632	298,723	298,580	100%	15	815	1.29
09/30/2021	656	308,336	306,845	100%	15	887	1.35
10/31/2021	646	306,297	304,750	99%	19	885	1.37
11/30/2021	713	308,469	307,658	100%	20	743	1.04
12/31/2021	675	315,051	313,602	100%	20	704	1.04
01/31/2022	533	322,112	320,282	99%	19	581	1.09
02/28/2022	505	338,226	337,402	100%	22	607	1.20
03/31/2022	729	322,958	325,003	101%	17	551	0.76
04/30/2022	643	343,562	347,405	101%	15	618	0.96
05/31/2022	612	339,618	343,344	101%	13	701	1.15
06/30/2022	568	364,623	364,817	100%	15	897	1.58
07/31/2022	497	355,721	352,865	99%	17	1067	2.15
08/31/2022	482	352,684	346,810	98%	23	1127	2.34
09/30/2022	407	358,071	351,468	98%	25	1180	2.90
10/31/2022	463	352,529	342,169	97%	28	1224	2.64
11/30/2022	356	331,132	320,377	97%	33	1288	3.62
12/31/2022	341	343,513	332,971	97%	37	1247	3.66
01/31/2023	292	348,896	339,554	97%	46	1119	3.83
02/28/2023	405	350,472	339,135	97%	50	996	2.46
03/31/2023	496	361,839	352,152	97%	53	960	1.94
04/30/2023	438	362,985	351,819	97%	54	864	1.97

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
Casa MÃ³vil - Antes de 1976		0%		0%		0%
Casa Prefabricada - Posterior a 1977	0%	1%		2%		3%
Condominium		0%	0%	5%	2%	7%
Manufactured Home - Post 1977	1%	3%		1%		5%
Mobile Home - Pre 1976		2%		1%		3%
Modular Home		0%				0%
Single Family Residence	3%	25%	4%	38%	3%	73%
Townhouse			0%	3%	0%	3%
Villa		2%		4%	0%	5%
Total	4%	33%	4%	53%	5%	100%



Board/Association: State Month Year
 ▲ West Pasco FL April 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	1			1
\$ 100,000 - 119,999	2	1		3
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	8			8
\$ 180,000 - 199,999	3	4	1	8
\$ 200,000 - 249,999	39	15	2	56
\$ 250,000 - 299,999	29	26	6	61
\$ 300,000 - 349,999	17	44	12	73
\$ 350,000 - 399,999	5	28	8	41
\$ 400,000 - 499,999	4	31	27	62
\$ 500,000 - 599,999	1	16	19	36
\$ 600,000 - 699,999		4	6	10
\$ 700,000 - 799,999		5	8	13
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999		2		2
\$ 1,000,000 - and over			1	1
Total	115	179	92	386

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				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	9			9
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	8			8
\$ 250,000 - 299,999	5	6		11
\$ 300,000 - 349,999	3	1		4
\$ 350,000 - 399,999		6	1	7
\$ 400,000 - 499,999				
\$ 500,000 - 599,999	1			1
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999		1		1
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	37	14	1	52

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		4
\$ 120,000 - 139,999		9
\$ 140,000 - 159,999	4	13
\$ 160,000 - 179,999	1	22
\$ 180,000 - 199,999	5	15
\$ 200,000 - 249,999	31	18
\$ 250,000 - 299,999	78	24
\$ 300,000 - 349,999	79	7
\$ 350,000 - 399,999	84	14
\$ 400,000 - 499,999	109	9
\$ 500,000 - 599,999	71	3
\$ 600,000 - 699,999	50	3
\$ 700,000 - 799,999	24	
\$ 800,000 - 899,999	10	
\$ 900,000 - 999,999	8	
\$ 1,000,000 - and over	35	2
Total	590	143

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	2	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	3
\$ 120,000 - 139,999		3
\$ 140,000 - 159,999	4	4
\$ 160,000 - 179,999	7	14
\$ 180,000 - 199,999	12	5
\$ 200,000 - 249,999	63	13
\$ 250,000 - 299,999	102	14
\$ 300,000 - 349,999	113	6
\$ 350,000 - 399,999	104	8
\$ 400,000 - 499,999	98	3
\$ 500,000 - 599,999	56	
\$ 600,000 - 699,999	35	1
\$ 700,000 - 799,999	13	
\$ 800,000 - 899,999	11	1
\$ 900,000 - 999,999	6	
\$ 1,000,000 - and over	14	
Total	641	75

Time On Market Sort	M-SF	M-Condo
0 - 30	198	34
31-60	75	8
61-90	32	1
91-120	35	3
121-over	46	6
Total	386	52

