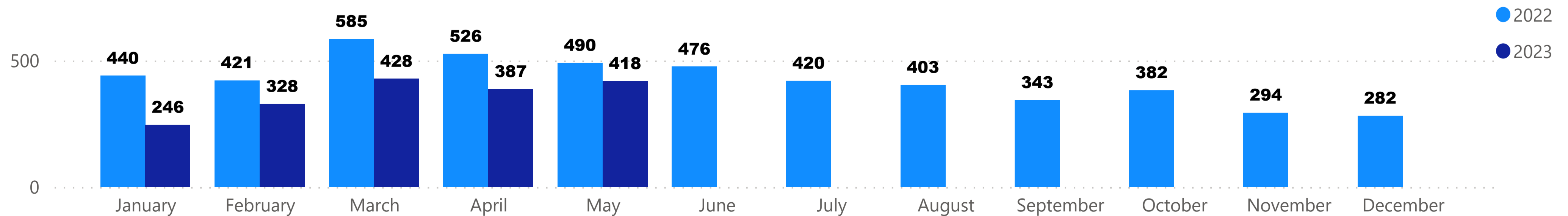


## West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

### Sales by Price Range - Single Family Homes & Villas

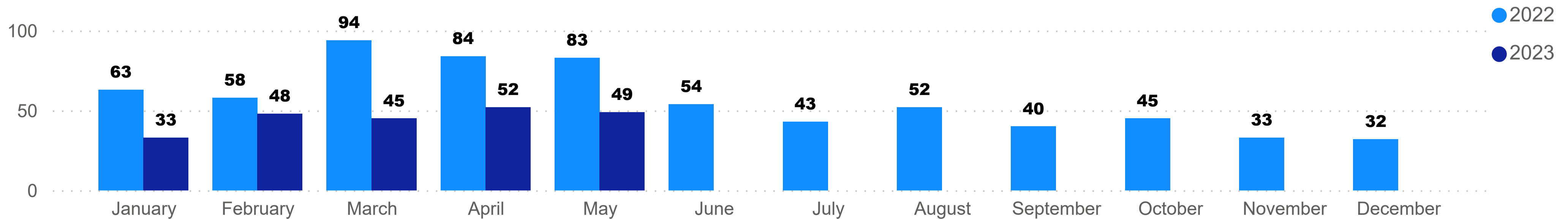
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		1		1									2
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999				1	1								2
\$ 100,000 - 119,999	1	2		3	1								7
\$ 120,000 - 139,999	4	2	2	3	1								12
\$ 140,000 - 159,999	2	5	9	4	3								23
\$ 160,000 - 179,999	4	8	10	8	9								39
\$ 180,000 - 199,999	13	13	12	8	11								57
\$ 200,000 - 249,999	41	50	55	56	54								256
\$ 250,000 - 299,999	40	58	79	61	68								306
\$ 300,000 - 349,999	40	48	66	74	76								304
\$ 350,000 - 399,999	38	45	58	41	59								241
\$ 400,000 - 499,999	37	47	72	62	58								276
\$ 500,000 - 599,999	15	24	28	36	30								133
\$ 600,000 - 699,999	3	8	11	10	22								54
\$ 700,000 - 799,999	4	6	10	13	10								43
\$ 800,000 - 899,999		3	8	3	7								21
\$ 900,000 - 999,999		2	3	2	2								9
\$ 1,000,000 - and over	3	6	5	1	6								21
<b>Total</b>	<b>246</b>	<b>328</b>	<b>428</b>	<b>387</b>	<b>418</b>								<b>1807</b>



## 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	2								13
\$ 120,000 - 139,999	1	5	1	2	5								14
\$ 140,000 - 159,999		8	4	2	3								17
\$ 160,000 - 179,999	3	5	12	9	8								37
\$ 180,000 - 199,999	4	3	3	3	2								15
\$ 200,000 - 249,999	9	8	6	8	6								37
\$ 250,000 - 299,999	7	5	10	11	11								44
\$ 300,000 - 349,999	4	4	2	4	2								16
\$ 350,000 - 399,999	2	2	3	7	5								19
\$ 400,000 - 499,999		2			3								5
\$ 500,000 - 599,999			1	1									2
\$ 600,000 - 699,999					1								1
\$ 700,000 - 799,999					1								1
\$ 800,000 - 899,999				1									1
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1												1
<b>Total</b>	<b>33</b>	<b>48</b>	<b>45</b>	<b>52</b>	<b>49</b>								<b>227</b>

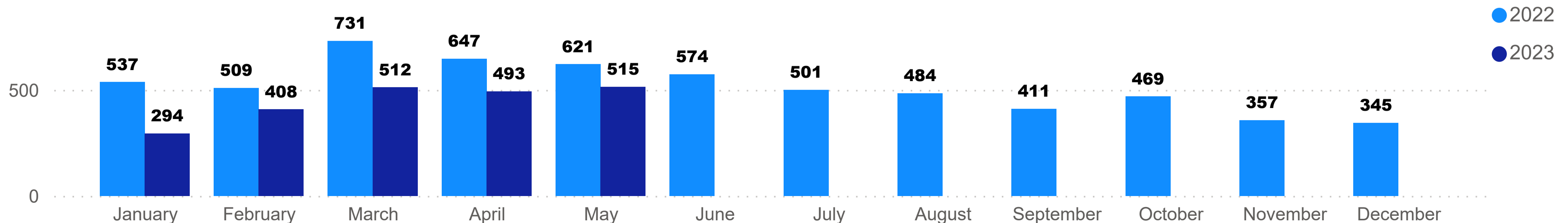




## West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2023

### 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	1								6
\$ 70,000 - 79,999		2	2	2	1								7
\$ 80,000 - 89,999	1	1	1		2								5
\$ 90,000 - 99,999	1	2	2	5	4								14
\$ 100,000 - 119,999	5	8	6	15	14								48
\$ 120,000 - 139,999	7	9	6	16	10								48
\$ 140,000 - 159,999	4	17	17	13	7								58
\$ 160,000 - 179,999	10	20	28	22	20								100
\$ 180,000 - 199,999	17	18	17	13	17								82
\$ 200,000 - 249,999	51	65	69	70	71								326
\$ 250,000 - 299,999	48	65	90	77	84								364
\$ 300,000 - 349,999	46	54	70	79	80								329
\$ 350,000 - 399,999	41	47	62	49	64								263
\$ 400,000 - 499,999	37	49	73	62	61								282
\$ 500,000 - 599,999	15	24	29	37	30								135
\$ 600,000 - 699,999	3	8	11	11	23								56
\$ 700,000 - 799,999	4	6	10	13	11								44
\$ 800,000 - 899,999		3	8	4	7								22
\$ 900,000 - 999,999		2	3	2	2								9
\$ 1,000,000 - and over	4	7	5	1	6								23
<b>Total</b>	<b>294</b>	<b>408</b>	<b>512</b>	<b>493</b>	<b>515</b>								<b>2222</b>



## 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	11								44
2	95	134	167	175	170								741
3	132	201	239	211	225								1008
4	47	55	82	81	96								361
5	12	9	14	10	11								56
6+		1	3	6	2								12
<b>Total</b>	<b>294</b>	<b>408</b>	<b>512</b>	<b>493</b>	<b>515</b>								<b>2222</b>

### Sales by Bathroom Count

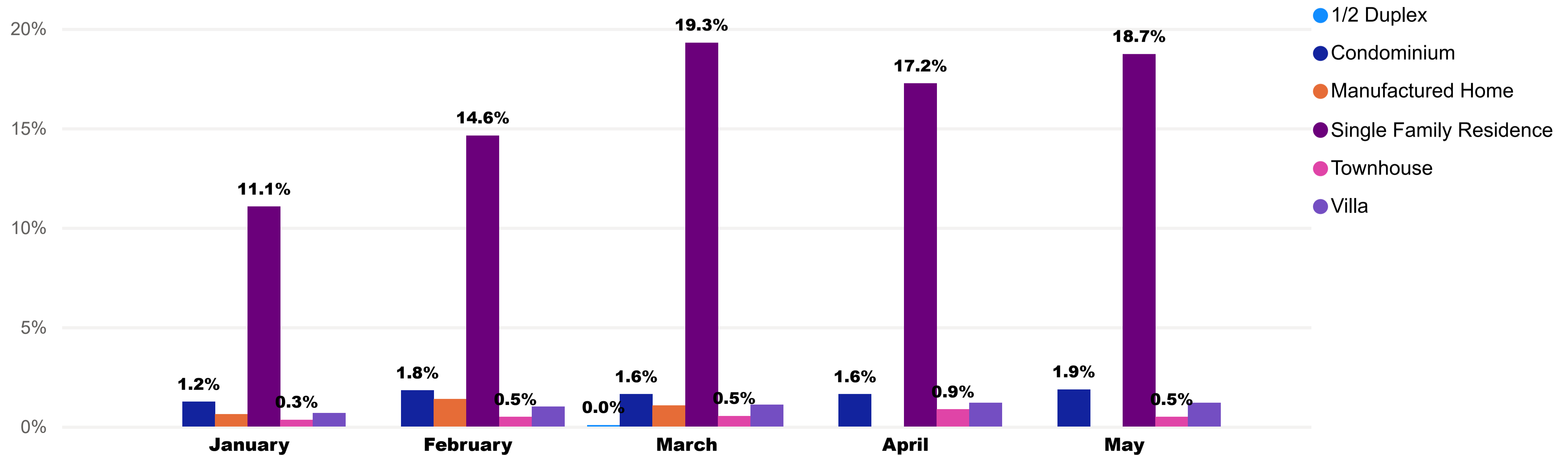
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	30	36	43	45								177
2	213	297	376	341	357								1584
3	50	70	84	94	84								382
4	6	10	11	15	27								69
5	1	1	2										4
6+	1		3		2								6
<b>Total</b>	<b>294</b>	<b>408</b>	<b>512</b>	<b>493</b>	<b>515</b>								<b>2222</b>

# 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	39								171
Manufactured Home	13	29	22										64
Single Family Residence	232	307	405	362	393								1699
Townhouse	7	10	11	18	10								56
Villa	14	21	23	25	25								108
<b>Total</b>	<b>292</b>	<b>405</b>	<b>496</b>	<b>439</b>	<b>467</b>								<b>2099</b>

### YTD % of Sales by Property Type





## West Pasco Board of REALTORS®

### Multiple Listing One Month Sales and Inventory Report - May - 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							
\$ 70,000 - 79,999							
\$ 80,000 - 89,999							
\$ 90,000 - 99,999	1	0%	105,000	96,000	91%	16	
\$ 100,000 - 119,999	3	1%	112,800	106,333	94%	56	6
\$ 120,000 - 139,999	6	1%	141,367	131,667	93%	43	10
\$ 140,000 - 159,999	6	1%	177,050	152,500	86%	42	22
\$ 160,000 - 179,999	17	4%	171,335	169,641	99%	30	20
\$ 180,000 - 199,999	13	3%	194,332	189,650	98%	21	29
\$ 200,000 - 249,999	60	13%	232,548	226,797	98%	27	65
\$ 250,000 - 299,999	79	17%	280,339	273,480	98%	31	110
\$ 300,000 - 349,999	78	17%	332,244	325,546	98%	44	109
\$ 350,000 - 399,999	64	14%	377,471	369,499	98%	43	110
\$ 400,000 - 499,999	61	13%	452,953	442,260	98%	47	128
\$ 500,000 - 599,999	30	6%	546,296	536,471	98%	34	82
\$ 600,000 - 699,999	23	5%	677,083	652,230	96%	37	60
\$ 700,000 - 799,999	11	2%	748,514	737,536	99%	129	21
\$ 800,000 - 899,999	7	1%	888,143	843,344	95%	56	16
\$ 900,000 - 999,999	2	0%	987,475	935,000	95%	94	7
\$ 1,000,000 - and over	6	1%	1,349,817	1,297,934	96%	29	41
<b>Total</b>	<b>467</b>	<b>100%</b>	<b>381,332</b>	<b>371,456</b>	<b>97%</b>	<b>40</b>	<b>836</b>

**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	0.05%	68,000	55,000	81%	25	
\$ 60,000 - 69,999	6	0.27%	67,733	65,317	96%	18	
\$ 70,000 - 79,999	7	0.32%	77,529	73,329	95%	44	
\$ 80,000 - 89,999	5	0.23%	90,780	84,400	93%	21	
\$ 90,000 - 99,999	14	0.63%	102,595	94,675	92%	30	
\$ 100,000 - 119,999	48	2.16%	119,815	109,846	92%	47	6
\$ 120,000 - 139,999	48	2.16%	135,957	129,997	96%	23	10
\$ 140,000 - 159,999	58	2.61%	159,678	149,353	94%	33	22
\$ 160,000 - 179,999	100	4.50%	175,170	168,828	96%	33	20
\$ 180,000 - 199,999	82	3.69%	200,128	188,616	94%	43	29
\$ 200,000 - 249,999	326	14.67%	232,664	226,048	97%	40	65
\$ 250,000 - 299,999	364	16.38%	280,696	273,513	97%	44	110
\$ 300,000 - 349,999	329	14.81%	332,182	325,166	98%	48	109
\$ 350,000 - 399,999	263	11.84%	378,647	370,394	98%	50	110
\$ 400,000 - 499,999	282	12.69%	451,618	440,699	98%	53	128
\$ 500,000 - 599,999	135	6.08%	553,660	540,457	98%	56	82
\$ 600,000 - 699,999	56	2.52%	662,245	644,509	97%	36	60
\$ 700,000 - 799,999	44	1.98%	771,367	743,716	96%	67	21
\$ 800,000 - 899,999	22	0.99%	885,376	844,723	95%	50	16
\$ 900,000 - 999,999	9	0.41%	981,917	934,456	95%	50	7
\$ 1,000,000 - and over	23	1.04%	1,564,383	1,487,135	95%	79	41
<b>Total</b>	<b>2222</b>	<b>100.00%</b>	<b>352,245</b>	<b>342,092</b>	<b>97%</b>	<b>46</b>	<b>836</b>

**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**

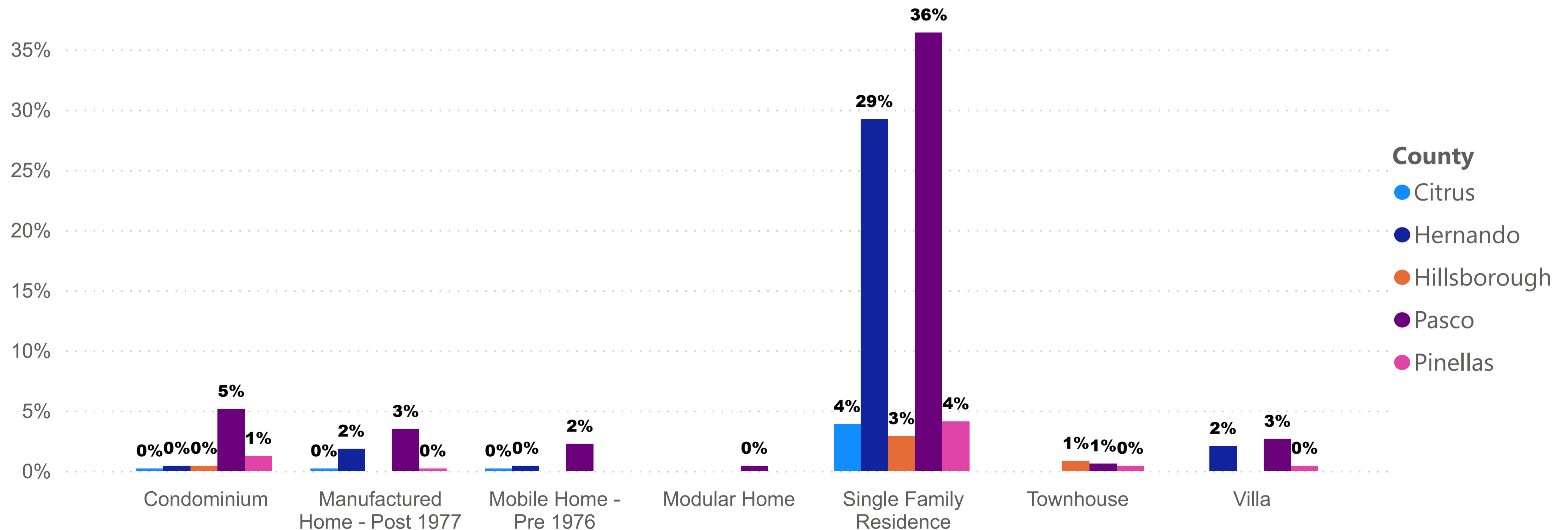
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
06/30/2019	617	208,065	202,044	97%	54	1577	2.56
07/31/2019	575	205,507	198,684	97%	51	1542	2.68
08/31/2019	591	224,200	217,423	97%	53	1498	2.53
09/30/2019	533	213,763	206,037	96%	52	1522	2.86
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	1287	3.62
12/31/2022	341	343,513	332,971	97%	37	1244	3.65
01/31/2023	292	348,896	339,554	97%	46	1118	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	963	1.94
04/30/2023	439	362,953	351,812	97%	54	897	2.04
05/31/2023	467	381,332	371,456	97%	45	836	1.79



## 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	0%	0%	0%	5%	1%	7%
Manufactured Home - Post 1977	0%	2%		3%	0%	6%
Mobile Home - Pre 1976	0%	0%		2%		3%
Modular Home				0%		0%
Single Family Residence	4%	29%	3%	36%	4%	77%
Townhouse			1%	1%	0%	2%
Villa		2%		3%	0%	5%
<b>Total</b>	<b>5%</b>	<b>34%</b>	<b>4%</b>	<b>51%</b>	<b>6%</b>	<b>100%</b>



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

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

Email: [data@realtors.com](mailto: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				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	1	2		3
\$ 160,000 - 179,999	9			9
\$ 180,000 - 199,999	7	4		11
\$ 200,000 - 249,999	33	20	1	54
\$ 250,000 - 299,999	27	40	1	68
\$ 300,000 - 349,999	18	44	14	76
\$ 350,000 - 399,999	10	30	19	59
\$ 400,000 - 499,999	5	32	21	58
\$ 500,000 - 599,999	2	12	16	30
\$ 600,000 - 699,999		7	15	22
\$ 700,000 - 799,999		4	6	10
\$ 800,000 - 899,999		4	3	7
\$ 900,000 - 999,999	1		1	2
\$ 1,000,000 - and over			6	6
<b>Total</b>	<b>116</b>	<b>199</b>	<b>103</b>	<b>418</b>

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				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	3			3
\$ 160,000 - 179,999	8			8
\$ 180,000 - 199,999	1		1	2
\$ 200,000 - 249,999	6			6
\$ 250,000 - 299,999	9	2		11
\$ 300,000 - 349,999	1	1		2
\$ 350,000 - 399,999	1	3	1	5
\$ 400,000 - 499,999		3		3
\$ 500,000 - 599,999				
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999	1			1
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
<b>Total</b>	<b>37</b>	<b>10</b>	<b>2</b>	<b>49</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999		
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		4
\$ 120,000 - 139,999	2	7
\$ 140,000 - 159,999	2	21
\$ 160,000 - 179,999	1	12
\$ 180,000 - 199,999	9	14
\$ 200,000 - 249,999	36	13
\$ 250,000 - 299,999	87	18
\$ 300,000 - 349,999	83	14
\$ 350,000 - 399,999	87	14
\$ 400,000 - 499,999	113	13
\$ 500,000 - 599,999	69	3
\$ 600,000 - 699,999	49	4
\$ 700,000 - 799,999	25	
\$ 800,000 - 899,999	15	
\$ 900,000 - 999,999	8	1
\$ 1,000,000 - and over	39	1
<b>Total</b>	<b>626</b>	<b>139</b>

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	1	
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999		4
\$ 140,000 - 159,999	6	6
\$ 160,000 - 179,999	7	12
\$ 180,000 - 199,999	12	11
\$ 200,000 - 249,999	56	7
\$ 250,000 - 299,999	90	15
\$ 300,000 - 349,999	95	4
\$ 350,000 - 399,999	83	7
\$ 400,000 - 499,999	90	
\$ 500,000 - 599,999	55	1
\$ 600,000 - 699,999	24	2
\$ 700,000 - 799,999	9	
\$ 800,000 - 899,999	9	1
\$ 900,000 - 999,999	6	
\$ 1,000,000 - and over	8	
<b>Total</b>	<b>554</b>	<b>71</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	262	31
31-60	62	5
61-90	36	3
91-120	20	3
121-over	38	7
<b>Total</b>	<b>418</b>	<b>49</b>

