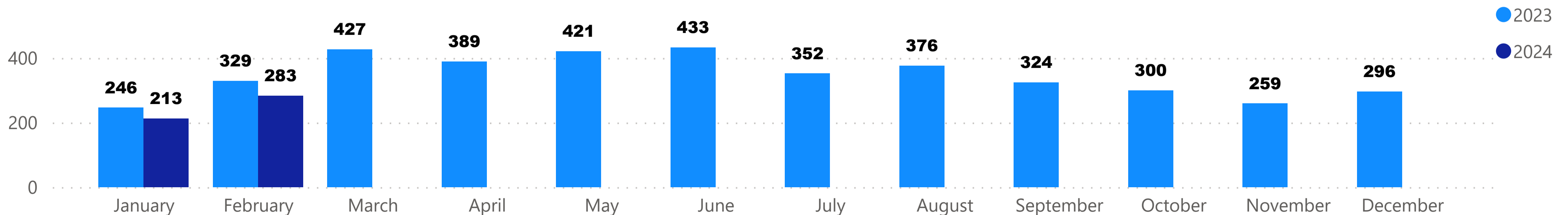




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

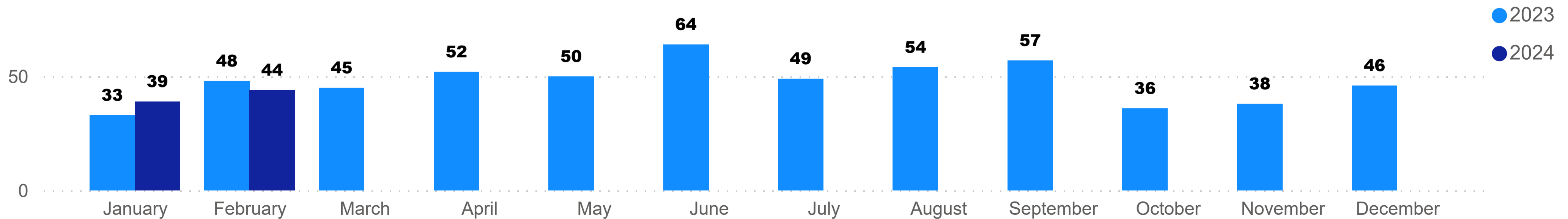
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1											1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999		1											1
\$ 100,000 - 119,999		1											1
\$ 120,000 - 139,999													
\$ 140,000 - 159,999	2	2											4
\$ 160,000 - 179,999	3	4											7
\$ 180,000 - 199,999	9	8											17
\$ 200,000 - 249,999	31	47											78
\$ 250,000 - 299,999	36	41											77
\$ 300,000 - 349,999	30	46											76
\$ 350,000 - 399,999	36	47											83
\$ 400,000 - 499,999	30	50											80
\$ 500,000 - 599,999	21	18											39
\$ 600,000 - 699,999	3	7											10
\$ 700,000 - 799,999	5	2											7
\$ 800,000 - 899,999	4	1											5
\$ 900,000 - 999,999	1	3											4
\$ 1,000,000 - and over	1	4											5
Total	213	283											496



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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													
\$ 90,000 - 99,999	1	1											2
\$ 100,000 - 119,999	5	4											9
\$ 120,000 - 139,999	4	2											6
\$ 140,000 - 159,999	1	5											6
\$ 160,000 - 179,999	7	4											11
\$ 180,000 - 199,999	2	4											6
\$ 200,000 - 249,999	6	4											10
\$ 250,000 - 299,999	5	9											14
\$ 300,000 - 349,999	1	3											4
\$ 350,000 - 399,999	4	5											9
\$ 400,000 - 499,999	1	3											4
\$ 500,000 - 599,999													
\$ 600,000 - 699,999													
\$ 700,000 - 799,999	1												1
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1												1
Total	39	44											83

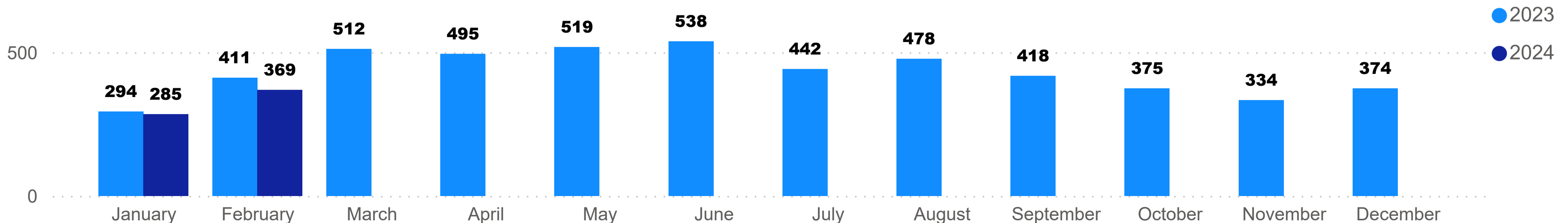




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1	2											3
\$ 50,000 - 59,999	2	1											3
\$ 60,000 - 69,999	1	1											2
\$ 70,000 - 79,999	2	1											3
\$ 80,000 - 89,999	2	2											4
\$ 90,000 - 99,999	2	2											4
\$ 100,000 - 119,999	6	13											19
\$ 120,000 - 139,999	7	6											13
\$ 140,000 - 159,999	5	8											13
\$ 160,000 - 179,999	14	14											28
\$ 180,000 - 199,999	13	12											25
\$ 200,000 - 249,999	42	57											99
\$ 250,000 - 299,999	47	57											104
\$ 300,000 - 349,999	31	50											81
\$ 350,000 - 399,999	41	54											95
\$ 400,000 - 499,999	32	54											86
\$ 500,000 - 599,999	21	18											39
\$ 600,000 - 699,999	3	7											10
\$ 700,000 - 799,999	6	2											8
\$ 800,000 - 899,999	4	1											5
\$ 900,000 - 999,999	1	3											4
\$ 1,000,000 - and over	2	4											6
Total	285	369											654



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0	2												2
1	10	7											17
2	104	137											241
3	112	157											269
4	51	61											112
5	6	6											12
6+		1											1
Total	285	369											654

Sales by Bathroom Count

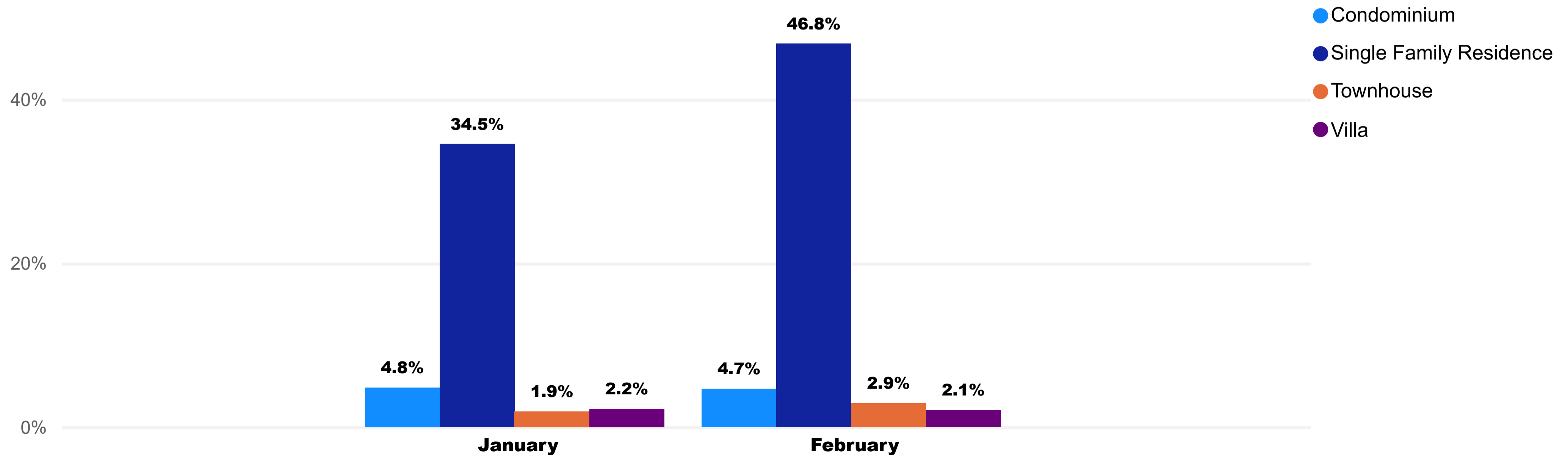
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	32	25											57
2	194	263											457
3	53	75											128
4	5	3											8
5	1	1											2
6+		2											2
Total	285	369											654

West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	28	27											55
Single Family Residence	200	271											471
Townhouse	11	17											28
Villa	13	12											25
Total	252	327											579

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - February - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	49,000	30,000	61%	4	
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							
\$ 70,000 - 79,999							2
\$ 80,000 - 89,999							1
\$ 90,000 - 99,999	2	1%	134,900	92,500	69%	23	3
\$ 100,000 - 119,999	5	2%	127,480	111,400	87%	60	12
\$ 120,000 - 139,999	2	1%	134,450	132,000	98%	4	14
\$ 140,000 - 159,999	7	2%	155,470	147,000	95%	47	35
\$ 160,000 - 179,999	8	2%	182,275	168,528	92%	62	44
\$ 180,000 - 199,999	12	4%	199,492	189,458	95%	30	41
\$ 200,000 - 249,999	51	16%	231,696	225,537	97%	40	148
\$ 250,000 - 299,999	50	15%	278,850	274,913	99%	41	216
\$ 300,000 - 349,999	49	15%	330,561	321,835	97%	61	195
\$ 350,000 - 399,999	52	16%	382,500	372,590	97%	47	164
\$ 400,000 - 499,999	53	16%	461,933	442,626	96%	56	208
\$ 500,000 - 599,999	18	6%	542,885	529,158	97%	48	117
\$ 600,000 - 699,999	7	2%	631,843	621,843	98%	21	80
\$ 700,000 - 799,999	2	1%	812,450	737,500	91%	30	49
\$ 800,000 - 899,999	1	0%	874,900	865,000	99%	207	19
\$ 900,000 - 999,999	3	1%	997,667	983,333	99%	12	17
\$ 1,000,000 - and over	4	1%	1,468,500	1,424,750	97%	46	56
Total	327	100%	361,028	349,863	97%	48	1421

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 - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	0.46%	49,167	38,333	78%	31	
\$ 50,000 - 59,999	3	0.46%	81,633	52,333	64%	34	
\$ 60,000 - 69,999	2	0.31%	79,500	60,500	76%	21	
\$ 70,000 - 79,999	3	0.46%	94,300	73,000	77%	23	2
\$ 80,000 - 89,999	4	0.61%	91,725	81,250	89%	56	1
\$ 90,000 - 99,999	4	0.61%	118,450	93,688	79%	38	3
\$ 100,000 - 119,999	19	2.91%	124,011	109,632	88%	59	12
\$ 120,000 - 139,999	13	1.99%	136,931	130,568	95%	29	14
\$ 140,000 - 159,999	13	1.99%	158,199	147,346	93%	49	35
\$ 160,000 - 179,999	28	4.28%	180,318	168,658	94%	50	44
\$ 180,000 - 199,999	25	3.82%	195,648	189,251	97%	40	41
\$ 200,000 - 249,999	99	15.14%	231,512	224,979	97%	42	148
\$ 250,000 - 299,999	104	15.90%	279,042	274,283	98%	42	216
\$ 300,000 - 349,999	81	12.39%	331,880	323,832	98%	55	195
\$ 350,000 - 399,999	95	14.53%	388,667	375,012	96%	47	164
\$ 400,000 - 499,999	86	13.15%	460,010	442,838	96%	53	208
\$ 500,000 - 599,999	39	5.96%	552,336	537,377	97%	47	117
\$ 600,000 - 699,999	10	1.53%	629,990	619,190	98%	19	80
\$ 700,000 - 799,999	8	1.22%	759,202	733,375	97%	19	49
\$ 800,000 - 899,999	5	0.76%	849,960	843,000	99%	100	19
\$ 900,000 - 999,999	4	0.61%	985,750	973,750	99%	10	17
\$ 1,000,000 - and over	6	0.92%	1,694,833	1,608,167	95%	48	56
Total	654	100.00%	344,634	333,297	97%	46	1421

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®

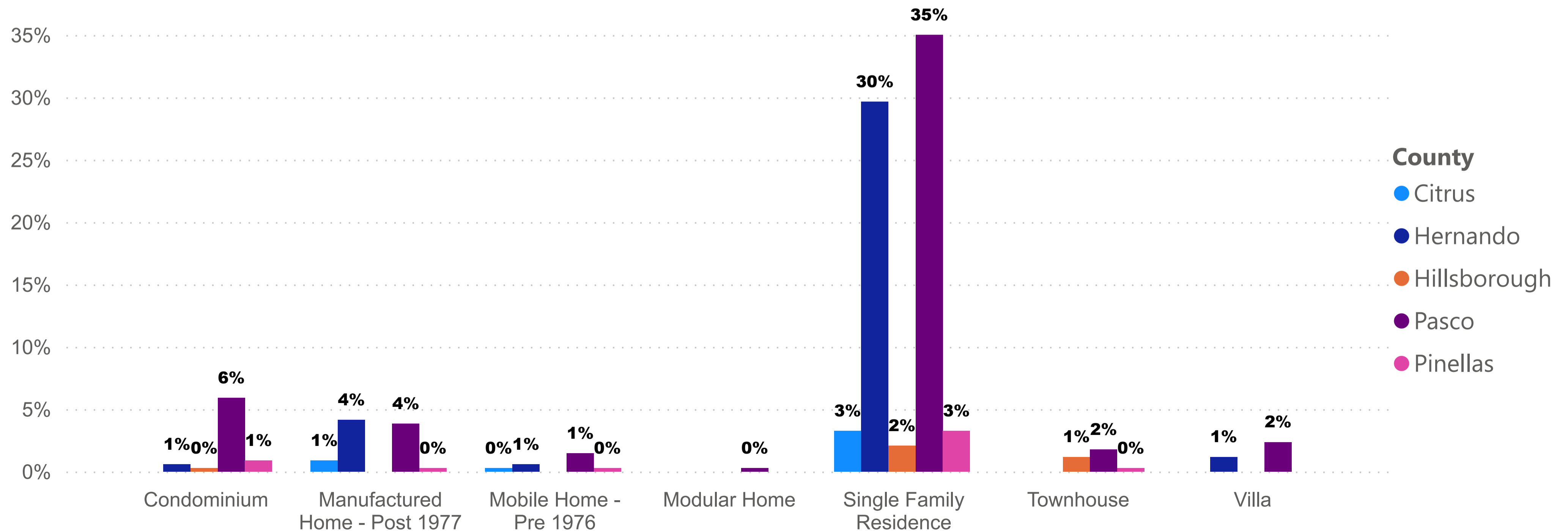
Four Year Sales and Inventory History 2020 - 2024. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
03/31/2020	603	218,565	212,720	97%	53	1468	2.43
04/30/2020	473	223,511	215,699	97%	56	1467	3.10
05/31/2020	437	220,991	213,335	97%	46	1292	2.96
06/30/2020	566	241,945	233,747	97%	51	1191	2.10
07/31/2020	640	232,929	227,479	98%	48	1093	1.71
08/31/2020	611	245,453	240,149	98%	44	1026	1.68
09/30/2020	582	250,805	245,490	98%	37	1002	1.72
10/31/2020	616	249,694	244,832	98%	38	1019	1.65
11/30/2020	520	235,898	232,305	98%	34	998	1.92
12/31/2020	540	263,714	258,137	98%	34	956	1.77
01/31/2021	438	251,023	245,941	98%	27	885	2.02
02/28/2021	522	250,952	246,516	98%	38	767	1.47
03/31/2021	730	276,918	272,255	98%	32	655	0.90
04/30/2021	722	270,350	269,157	100%	21	616	0.85
05/31/2021	649	291,556	291,246	100%	19	652	1.00
06/30/2021	699	287,725	288,591	100%	17	729	1.04
07/31/2021	692	290,127	291,390	100%	13	806	1.16
08/31/2021	629	299,218	299,127	100%	15	839	1.33
09/30/2021	655	308,654	307,161	100%	15	910	1.39
10/31/2021	643	306,669	305,146	100%	18	909	1.41
11/30/2021	712	308,833	308,030	100%	20	768	1.08
12/31/2021	673	315,395	314,006	100%	20	730	1.08
01/31/2022	531	322,366	320,579	99%	19	606	1.14
02/28/2022	504	338,728	337,904	100%	22	633	1.26
03/31/2022	725	323,856	325,920	101%	17	576	0.79
04/30/2022	639	344,539	348,437	101%	15	641	1.00
05/31/2022	608	340,324	344,118	101%	13	726	1.19
06/30/2022	563	366,141	366,369	100%	15	921	1.64
07/31/2022	497	355,721	352,865	99%	17	1094	2.20
08/31/2022	479	353,323	347,448	98%	23	1152	2.41
09/30/2022	404	358,490	351,770	98%	25	1205	2.98
10/31/2022	463	352,529	342,169	97%	28	1248	2.70
11/30/2022	354	331,845	321,283	97%	33	1312	3.71
12/31/2022	340	344,171	333,641	97%	37	1269	3.73
01/31/2023	292	348,896	339,623	97%	46	1157	3.96
02/28/2023	402	351,799	340,551	97%	50	1033	2.57
03/31/2023	495	361,879	352,150	97%	53	1001	2.02
04/30/2023	441	362,667	351,520	97%	53	944	2.14
05/31/2023	471	380,523	370,617	97%	45	902	1.92
06/30/2023	498	394,419	384,816	98%	44	929	1.87
07/31/2023	403	373,911	366,893	98%	34	938	2.33
08/31/2023	430	382,718	373,979	98%	40	1002	2.33
09/30/2023	381	370,398	360,942	97%	36	1066	2.80
10/31/2023	336	358,847	348,290	97%	32	1207	3.59
11/30/2023	298	370,538	360,840	97%	42	1335	4.48
12/31/2023	344	376,534	365,707	97%	38	1317	3.83
01/31/2024	252	367,588	356,504	97%	50	1360	5.40
02/29/2024	327	361,028	349,863	97%	52	1421	4.35

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		1%	0%	6%	1%	8%
Manufactured Home - Post 1977	1%	4%		4%	0%	9%
Mobile Home - Pre 1976	0%	1%		1%	0%	3%
Modular Home				0%		0%
Single Family Residence	3%	30%	2%	35%	3%	73%
Townhouse			1%	2%	0%	3%
Villa		1%		2%		4%
Total	4%	36%	4%	51%	5%	100%



Board/Association: State Month Year
 ▲ West Pasco FL February 2024

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	1			1
\$ 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				
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999	7	1		8
\$ 200,000 - 249,999	38	7	2	47
\$ 250,000 - 299,999	18	18	5	41
\$ 300,000 - 349,999	9	33	4	46
\$ 350,000 - 399,999	4	27	16	47
\$ 400,000 - 499,999	5	24	21	50
\$ 500,000 - 599,999	1	9	8	18
\$ 600,000 - 699,999		4	3	7
\$ 700,000 - 799,999		2		2
\$ 800,000 - 899,999			1	1
\$ 900,000 - 999,999		1	2	3
\$ 1,000,000 - and over		3	1	4
Total	89	131	63	283

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	4			4
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999	4			4
\$ 200,000 - 249,999	4			4
\$ 250,000 - 299,999	3	6		9
\$ 300,000 - 349,999	2	1		3
\$ 350,000 - 399,999	1	4		5
\$ 400,000 - 499,999		2	1	3
\$ 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	30	13	1	44

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999		3
\$ 100,000 - 119,999	1	4
\$ 120,000 - 139,999	2	12
\$ 140,000 - 159,999	7	23
\$ 160,000 - 179,999	6	40
\$ 180,000 - 199,999	23	19
\$ 200,000 - 249,999	89	46
\$ 250,000 - 299,999	149	44
\$ 300,000 - 349,999	158	30
\$ 350,000 - 399,999	140	24
\$ 400,000 - 499,999	176	23
\$ 500,000 - 599,999	108	5
\$ 600,000 - 699,999	72	1
\$ 700,000 - 799,999	43	1
\$ 800,000 - 899,999	21	1
\$ 900,000 - 999,999	17	
\$ 1,000,000 - and over	53	3
Total	1066	281

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	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	1	4
\$ 120,000 - 139,999		7
\$ 140,000 - 159,999	2	10
\$ 160,000 - 179,999	6	12
\$ 180,000 - 199,999	11	11
\$ 200,000 - 249,999	70	4
\$ 250,000 - 299,999	108	14
\$ 300,000 - 349,999	81	4
\$ 350,000 - 399,999	83	3
\$ 400,000 - 499,999	91	9
\$ 500,000 - 599,999	41	1
\$ 600,000 - 699,999	22	1
\$ 700,000 - 799,999	15	
\$ 800,000 - 899,999	7	1
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	12	1
Total	555	82

Time On Market Sort	M-SF	M-Condo
0 - 30	146	22
31-60	55	8
61-90	32	5
91-120	21	5
121-over	29	4
Total	283	44

