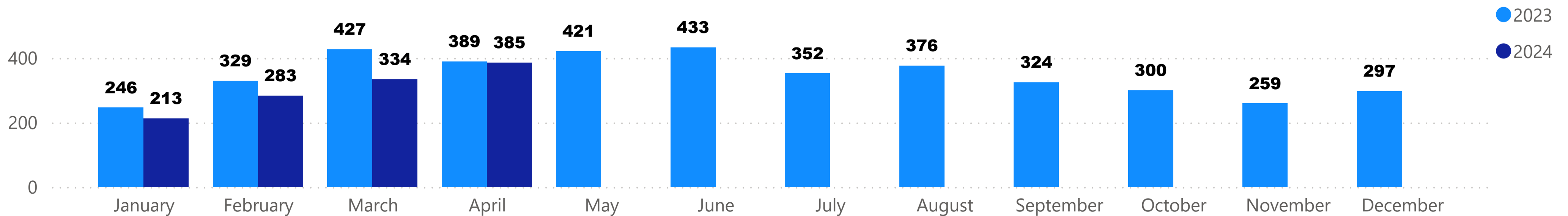




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

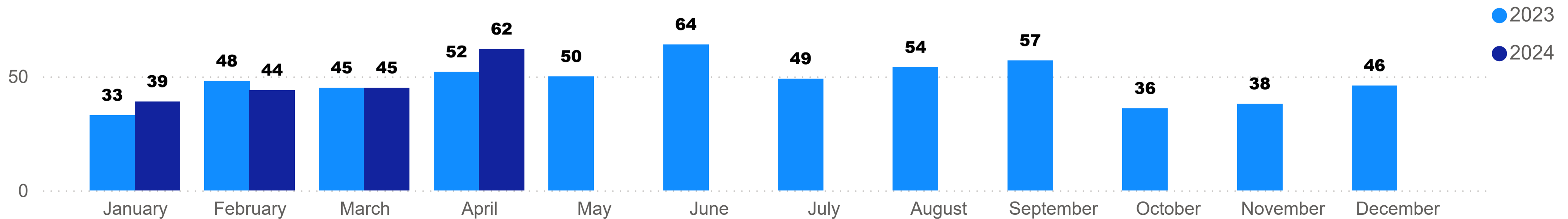
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1											1
\$ 50,000 - 59,999													
\$ 60,000 - 69,999			1	1									2
\$ 70,000 - 79,999	1		1										2
\$ 80,000 - 89,999													
\$ 90,000 - 99,999		1											1
\$ 100,000 - 119,999		1	2										3
\$ 120,000 - 139,999			1										1
\$ 140,000 - 159,999	2	2	1	2									7
\$ 160,000 - 179,999	3	4	8	14									29
\$ 180,000 - 199,999	9	9	5	10									33
\$ 200,000 - 249,999	31	47	45	52									175
\$ 250,000 - 299,999	36	40	65	79									220
\$ 300,000 - 349,999	30	46	56	53									185
\$ 350,000 - 399,999	36	47	47	61									191
\$ 400,000 - 499,999	30	50	50	48									178
\$ 500,000 - 599,999	21	18	19	30									88
\$ 600,000 - 699,999	3	7	10	19									39
\$ 700,000 - 799,999	5	2	8	6									21
\$ 800,000 - 899,999	4	1	2	5									12
\$ 900,000 - 999,999	1	3	4	2									10
\$ 1,000,000 - and over	1	4	9	3									17
Total	213	283	334	385									1215



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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

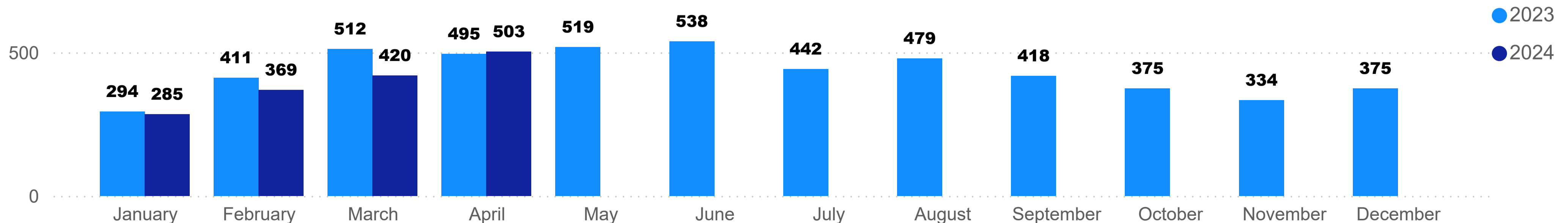
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	1	2	1									5
\$ 100,000 - 119,999	5	4	2	4									15
\$ 120,000 - 139,999	4	2	3	8									17
\$ 140,000 - 159,999	1	5	7	7									20
\$ 160,000 - 179,999	7	4	5	11									27
\$ 180,000 - 199,999	2	4	1	8									15
\$ 200,000 - 249,999	6	4	6	9									25
\$ 250,000 - 299,999	5	9	6	5									25
\$ 300,000 - 349,999	1	3	4	1									9
\$ 350,000 - 399,999	4	5	5	2									16
\$ 400,000 - 499,999	1	3	2	5									11
\$ 500,000 - 599,999			1	1									2
\$ 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										2
Total	39	44	45	62									190



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		1									4
\$ 50,000 - 59,999	2	1	2	1									6
\$ 60,000 - 69,999	1	1	2	3									7
\$ 70,000 - 79,999	2	1	1	1									5
\$ 80,000 - 89,999	2	2		2									6
\$ 90,000 - 99,999	2	2	2	7									13
\$ 100,000 - 119,999	6	13	10	11									40
\$ 120,000 - 139,999	7	6	10	13									36
\$ 140,000 - 159,999	5	8	10	12									35
\$ 160,000 - 179,999	14	14	18	34									80
\$ 180,000 - 199,999	13	13	10	21									57
\$ 200,000 - 249,999	42	57	58	66									223
\$ 250,000 - 299,999	47	56	75	92									270
\$ 300,000 - 349,999	31	50	63	55									199
\$ 350,000 - 399,999	41	54	53	64									212
\$ 400,000 - 499,999	32	54	52	53									191
\$ 500,000 - 599,999	21	18	20	31									90
\$ 600,000 - 699,999	3	7	10	19									39
\$ 700,000 - 799,999	6	2	8	6									22
\$ 800,000 - 899,999	4	1	2	6									13
\$ 900,000 - 999,999	1	3	4	2									10
\$ 1,000,000 - and over	2	4	10	3									19
Total	285	369	420	503									1577



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			1									3
1	10	7	11	16									44
2	104	137	145	193									579
3	112	157	177	213									659
4	51	61	75	71									258
5	6	6	10	7									29
6+		1	2	2									5
Total	285	369	420	503									1577

Sales by Bathroom Count

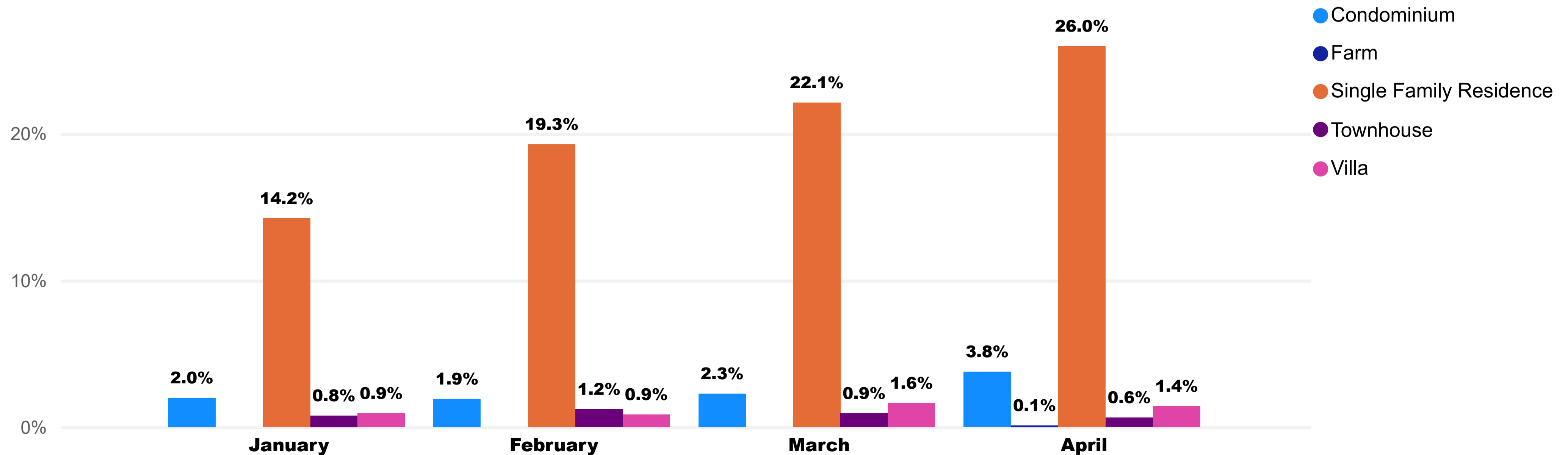
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	32	25	34	55									146
2	194	263	296	354									1107
3	53	75	72	74									274
4	5	3	13	18									39
5	1	1	3	2									7
6+		2	2										4
Total	285	369	420	503									1577

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	32	53									140
Farm				1									1
Single Family Residence	200	271	311	365									1147
Townhouse	11	17	13	9									50
Villa	13	12	23	20									68
Total	252	327	379	448									1406

YTD % of Sales by Property Type





West Pasco Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - April - 2024

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%	69,900	60,000	86%	68	1
\$ 70,000 - 79,999							1
\$ 80,000 - 89,999							3
\$ 90,000 - 99,999	1	0%	91,999	91,000	99%	30	5
\$ 100,000 - 119,999	4	1%	107,650	102,425	95%	80	11
\$ 120,000 - 139,999	8	2%	136,850	128,938	94%	87	22
\$ 140,000 - 159,999	9	2%	156,500	149,222	95%	38	38
\$ 160,000 - 179,999	25	6%	181,052	169,525	94%	40	53
\$ 180,000 - 199,999	18	4%	197,389	188,450	95%	30	37
\$ 200,000 - 249,999	61	14%	229,765	224,752	98%	37	143
\$ 250,000 - 299,999	84	19%	279,678	274,446	98%	52	213
\$ 300,000 - 349,999	54	12%	330,621	324,140	98%	66	217
\$ 350,000 - 399,999	63	14%	382,844	374,283	98%	50	172
\$ 400,000 - 499,999	53	12%	454,323	442,475	97%	46	230
\$ 500,000 - 599,999	31	7%	566,124	549,163	97%	68	124
\$ 600,000 - 699,999	19	4%	652,953	632,047	97%	51	82
\$ 700,000 - 799,999	6	1%	756,482	746,665	99%	81	46
\$ 800,000 - 899,999	5	1%	864,180	851,200	98%	45	33
\$ 900,000 - 999,999	2	0%	1,014,450	942,500	93%	34	17
\$ 1,000,000 - and over	3	1%	1,899,333	1,441,000	76%	164	69
Total	447	100%	360,801	348,636	97%	52	1517

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	4	0.25%	45,625	36,275	80%	25	
\$ 50,000 - 59,999	6	0.38%	79,133	53,333	67%	45	
\$ 60,000 - 69,999	7	0.44%	71,557	62,500	87%	32	1
\$ 70,000 - 79,999	5	0.32%	91,380	74,000	81%	18	1
\$ 80,000 - 89,999	6	0.38%	87,967	81,983	93%	38	3
\$ 90,000 - 99,999	13	0.82%	105,285	93,890	89%	38	5
\$ 100,000 - 119,999	40	2.54%	119,585	108,715	91%	66	11
\$ 120,000 - 139,999	36	2.28%	135,208	128,560	95%	68	22
\$ 140,000 - 159,999	35	2.22%	157,899	149,237	95%	52	38
\$ 160,000 - 179,999	80	5.07%	180,095	169,483	94%	45	53
\$ 180,000 - 199,999	57	3.61%	195,181	188,758	97%	33	37
\$ 200,000 - 249,999	223	14.14%	231,846	225,014	97%	45	143
\$ 250,000 - 299,999	270	17.12%	279,832	273,848	98%	47	213
\$ 300,000 - 349,999	199	12.62%	331,969	323,701	98%	57	217
\$ 350,000 - 399,999	212	13.44%	385,159	374,764	97%	50	172
\$ 400,000 - 499,999	191	12.11%	456,725	443,182	97%	49	230
\$ 500,000 - 599,999	90	5.71%	561,251	544,083	97%	57	124
\$ 600,000 - 699,999	39	2.47%	646,571	628,571	97%	40	82
\$ 700,000 - 799,999	22	1.40%	765,468	749,420	98%	46	46
\$ 800,000 - 899,999	13	0.82%	861,131	842,077	98%	69	33
\$ 900,000 - 999,999	10	0.63%	987,580	957,490	97%	25	17
\$ 1,000,000 - and over	19	1.20%	1,557,322	1,422,854	91%	78	69
Total	1577	100.00%	348,546	337,133	97%	50	1517

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®

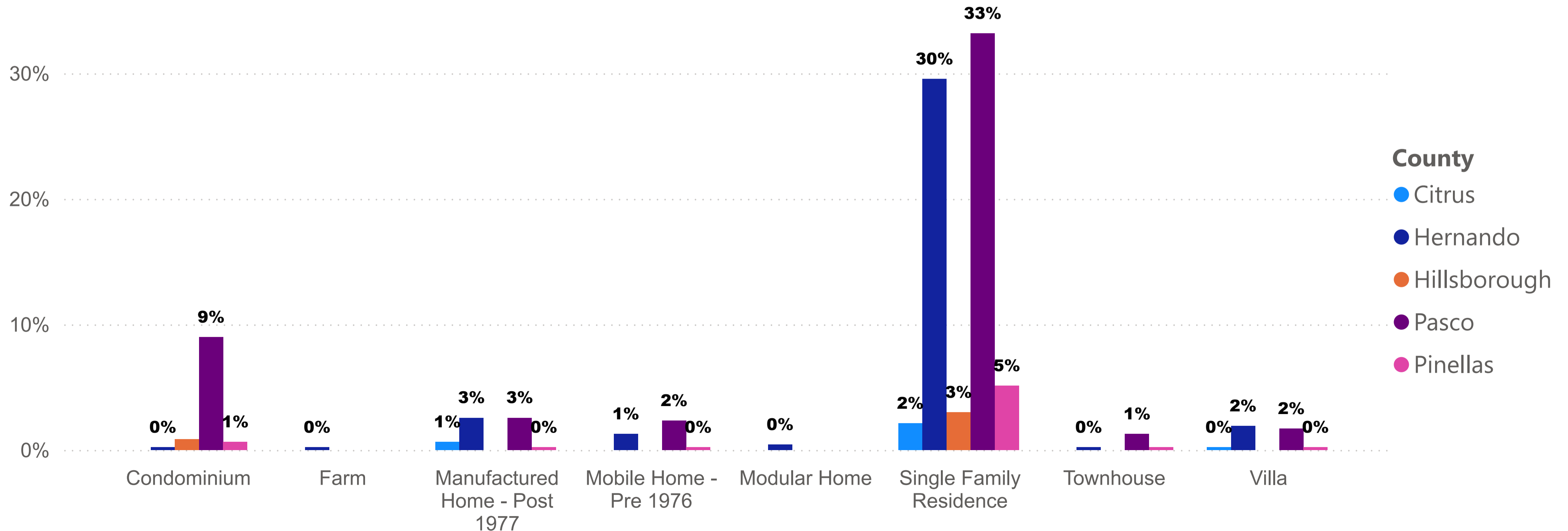
Four Year Sales and Inventory History 2020 - 2024. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	382,954	374,211	98%	41	1002	2.33
09/30/2023	381	370,398	360,968	97%	36	1066	2.80
10/31/2023	336	358,847	348,290	97%	32	1206	3.59
11/30/2023	298	370,538	360,840	97%	42	1334	4.48
12/31/2023	345	376,095	365,278	97%	39	1319	3.82
01/31/2024	252	367,588	356,504	97%	50	1373	5.45
02/29/2024	327	361,028	349,557	97%	52	1467	4.49
03/31/2024	379	382,906	371,771	97%	60	1496	3.95
04/30/2024	448	361,893	349,659	97%	57	1517	3.39

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%	1%	9%	1%	11%
Farm		0%				0%
Manufactured Home - Post 1977	1%	3%		3%	0%	6%
Mobile Home - Pre 1976		1%		2%	0%	4%
Modular Home		0%				0%
Single Family Residence	2%	30%	3%	33%	5%	73%
Townhouse		0%		1%	0%	2%
Villa	0%	2%		2%	0%	4%
Total	3%	36%	4%	50%	7%	100%



Board/Association: State Month Year
 West Pasco FL April 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				
\$ 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				
\$ 120,000 - 139,999				
\$ 140,000 - 159,999	1	1		2
\$ 160,000 - 179,999	11	3		14
\$ 180,000 - 199,999	7	3		10
\$ 200,000 - 249,999	34	17	1	52
\$ 250,000 - 299,999	36	43		79
\$ 300,000 - 349,999	12	36	5	53
\$ 350,000 - 399,999	12	33	16	61
\$ 400,000 - 499,999	5	26	17	48
\$ 500,000 - 599,999	1	16	13	30
\$ 600,000 - 699,999	2	6	11	19
\$ 700,000 - 799,999		2	4	6
\$ 800,000 - 899,999		2	3	5
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over	1	1	1	3
Total	123	190	72	385

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	8			8
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	11			11
\$ 180,000 - 199,999	8			8
\$ 200,000 - 249,999	9			9
\$ 250,000 - 299,999	3	2		5
\$ 300,000 - 349,999		1		1
\$ 350,000 - 399,999		1	1	2
\$ 400,000 - 499,999	3	1	1	5
\$ 500,000 - 599,999		1		1
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	54	6	2	62

Price Range	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999	1	10
\$ 120,000 - 139,999	2	21
\$ 140,000 - 159,999	7	33
\$ 160,000 - 179,999	6	48
\$ 180,000 - 199,999	14	17
\$ 200,000 - 249,999	97	37
\$ 250,000 - 299,999	174	39
\$ 300,000 - 349,999	185	35
\$ 350,000 - 399,999	161	18
\$ 400,000 - 499,999	200	18
\$ 500,000 - 599,999	129	3
\$ 600,000 - 699,999	92	
\$ 700,000 - 799,999	45	
\$ 800,000 - 899,999	32	
\$ 900,000 - 999,999	19	
\$ 1,000,000 - and over	61	3
Total	1226	288

Price Range	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999	1	
\$ 80,000 - 89,999	2	1
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999	3	2
\$ 120,000 - 139,999	1	7
\$ 140,000 - 159,999	2	7
\$ 160,000 - 179,999	8	5
\$ 180,000 - 199,999	17	2
\$ 200,000 - 249,999	61	8
\$ 250,000 - 299,999	98	16
\$ 300,000 - 349,999	64	8
\$ 350,000 - 399,999	68	4
\$ 400,000 - 499,999	89	9
\$ 500,000 - 599,999	48	1
\$ 600,000 - 699,999	18	
\$ 700,000 - 799,999	10	
\$ 800,000 - 899,999	9	1
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	11	
Total	516	72

Time On Market Sort	M-SF	M-Condo
0 - 30	194	28
31-60	81	13
61-90	36	12
91-120	26	1
121-over	48	8
Total	385	62

