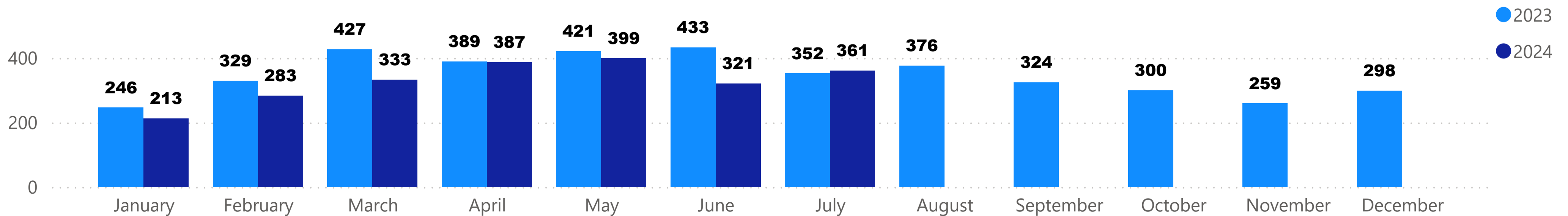




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

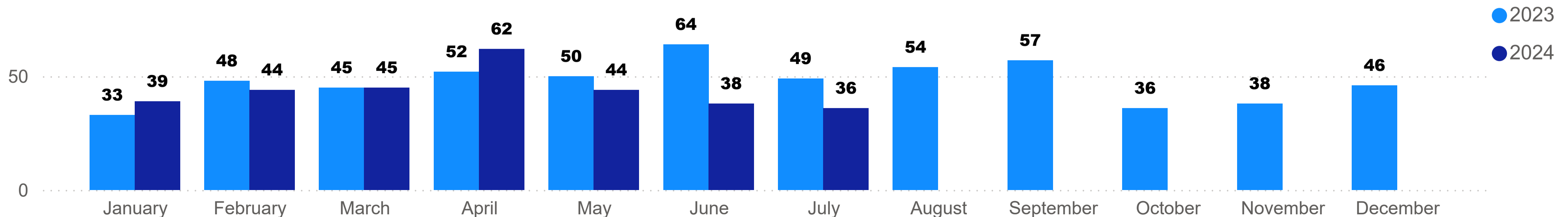
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1			1								2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999			1	1									2
\$ 70,000 - 79,999	1		1		1		1						4
\$ 80,000 - 89,999					1								1
\$ 90,000 - 99,999		1					1						2
\$ 100,000 - 119,999		1	2		1	1	1						6
\$ 120,000 - 139,999			1		3	2							6
\$ 140,000 - 159,999	2	2	1	2	5	2	2						16
\$ 160,000 - 179,999	3	4	8	14	13	5	9						56
\$ 180,000 - 199,999	9	9	5	10	8	14	12						67
\$ 200,000 - 249,999	31	47	45	53	54	45	37						312
\$ 250,000 - 299,999	36	40	64	79	67	40	72						398
\$ 300,000 - 349,999	30	46	56	53	72	53	59						369
\$ 350,000 - 399,999	36	47	47	61	42	51	49						333
\$ 400,000 - 499,999	30	50	50	48	61	48	51						338
\$ 500,000 - 599,999	21	18	19	31	34	24	29						176
\$ 600,000 - 699,999	3	7	10	19	10	14	17						80
\$ 700,000 - 799,999	5	2	8	6	7	6	8						42
\$ 800,000 - 899,999	4	1	2	5	7	4	6						29
\$ 900,000 - 999,999	1	3	4	2	1	3	3						17
\$ 1,000,000 - and over	1	4	9	3	11	9	4						41
Total	213	283	333	387	399	321	361						2297



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						1							1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	1	2	1		2							7
\$ 100,000 - 119,999	5	4	2	4	1	2	1						19
\$ 120,000 - 139,999	4	2	3	8	8	3	3						31
\$ 140,000 - 159,999	1	5	7	7	1	8	6						35
\$ 160,000 - 179,999	7	4	5	11	4	3	1						35
\$ 180,000 - 199,999	2	4	1	8	4		4						23
\$ 200,000 - 249,999	6	4	6	9	6	2	5						38
\$ 250,000 - 299,999	5	9	6	5	9	6	8						48
\$ 300,000 - 349,999	1	3	4	1	2	4	4						19
\$ 350,000 - 399,999	4	5	5	2	5	3	3						27
\$ 400,000 - 499,999	1	3	2	5	3	4	1						19
\$ 500,000 - 599,999			1	1	1								3
\$ 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	44	38	36						308

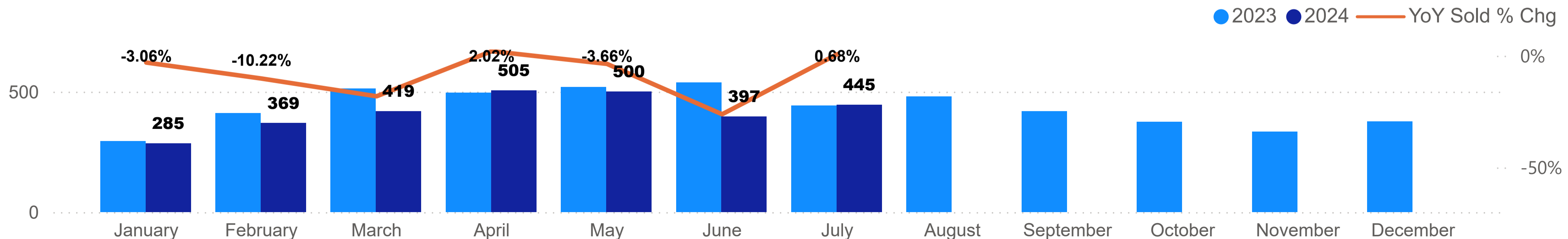




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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	1								5
\$ 50,000 - 59,999	2	1	2	1		1							7
\$ 60,000 - 69,999	1	1	2	3	3	2							12
\$ 70,000 - 79,999	2	1	1	1	3	2	2						12
\$ 80,000 - 89,999	2	2		2	3	1	3						13
\$ 90,000 - 99,999	2	2	2	7	2	5	1						21
\$ 100,000 - 119,999	6	13	10	11	5	5	6						56
\$ 120,000 - 139,999	7	6	10	13	20	9	6						71
\$ 140,000 - 159,999	5	8	10	12	9	13	12						69
\$ 160,000 - 179,999	14	14	18	34	22	11	15						128
\$ 180,000 - 199,999	13	13	10	21	17	16	20						110
\$ 200,000 - 249,999	42	57	58	67	68	51	55						398
\$ 250,000 - 299,999	47	56	74	92	85	54	83						491
\$ 300,000 - 349,999	31	50	63	55	76	57	67						399
\$ 350,000 - 399,999	41	54	53	64	48	55	54						369
\$ 400,000 - 499,999	32	54	52	53	67	54	54						366
\$ 500,000 - 599,999	21	18	20	32	35	25	29						180
\$ 600,000 - 699,999	3	7	10	19	10	14	17						80
\$ 700,000 - 799,999	6	2	8	6	7	6	8						43
\$ 800,000 - 899,999	4	1	2	6	7	4	6						30
\$ 900,000 - 999,999	1	3	4	2	1	3	3						17
\$ 1,000,000 - and over	2	4	10	3	11	9	4						43
Total	285	369	419	505	500	397	445						2920



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
						1							1
0	2			1									3
1	10	7	11	16	7	8	6						65
2	104	137	145	194	184	137	139						1040
3	112	157	177	213	220	176	200						1255
4	51	61	74	72	79	57	86						480
5	6	6	10	7	7	17	11						64
6+		1	2	2	3	2	3						13
Total	285	369	419	505	500	398	445						2921

Sales by Bathroom Count

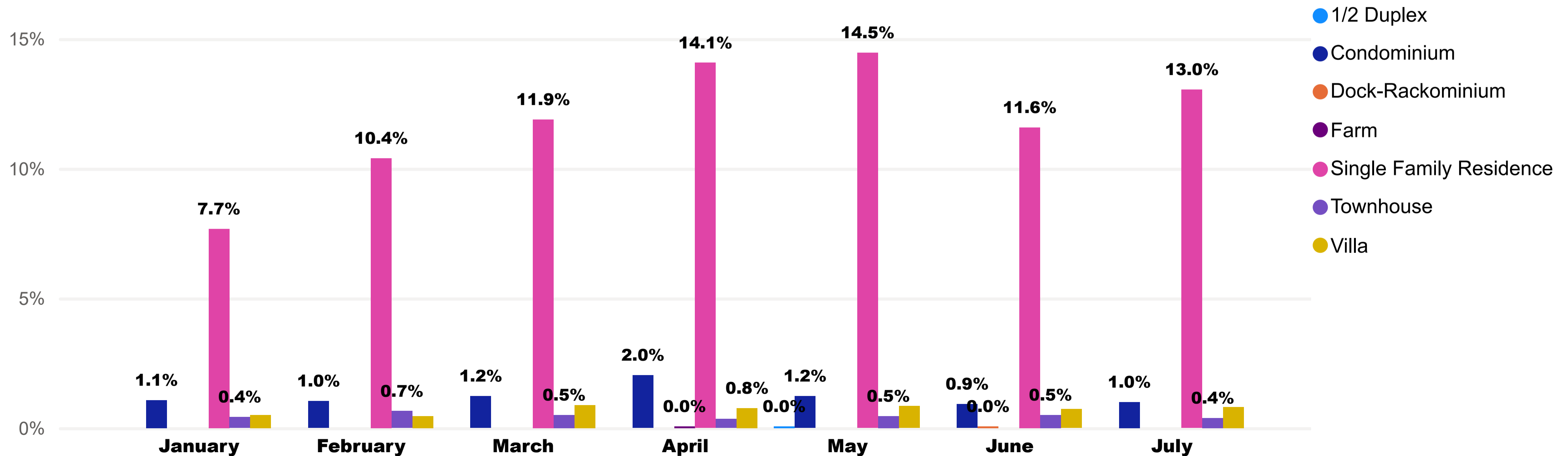
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0						1							1
1	32	25	34	55	42	40	35						263
2	194	263	296	355	359	272	308						2047
3	53	75	71	75	87	66	83						510
4	5	3	13	18	7	15	15						76
5	1	1	3	2	5	1	3						16
6+		2	2			3	1						8
Total	285	369	419	505	500	398	445						2921

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
1/2 Duplex					1								1
Condominium	28	27	32	53	32	24	26						222
Dock-Rackominium						1							1
Farm				1									1
Single Family Residence	200	271	310	367	377	302	340						2167
Townhouse	11	17	13	9	12	13	10						85
Villa	13	12	23	20	22	19	21						130
Total	252	327	378	450	444	359	397						2607

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - July - 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							
\$ 70,000 - 79,999	1	0%	76,000	76,000	100%	91	2
\$ 80,000 - 89,999							6
\$ 90,000 - 99,999	1	0%	119,900	90,000	75%	18	6
\$ 100,000 - 119,999	2	1%	161,500	114,000	71%	6	14
\$ 120,000 - 139,999	3	1%	136,300	129,133	95%	93	34
\$ 140,000 - 159,999	8	2%	161,692	147,625	91%	55	35
\$ 160,000 - 179,999	10	3%	178,248	171,490	96%	35	43
\$ 180,000 - 199,999	16	4%	195,469	189,331	97%	59	31
\$ 200,000 - 249,999	42	11%	235,624	220,274	93%	52	178
\$ 250,000 - 299,999	80	20%	277,049	269,832	97%	58	240
\$ 300,000 - 349,999	63	16%	328,389	322,254	98%	56	214
\$ 350,000 - 399,999	52	13%	380,277	372,730	98%	44	185
\$ 400,000 - 499,999	52	13%	453,435	447,691	99%	63	227
\$ 500,000 - 599,999	29	7%	567,141	555,810	98%	47	129
\$ 600,000 - 699,999	17	4%	642,821	632,151	98%	69	84
\$ 700,000 - 799,999	8	2%	738,787	735,905	100%	92	63
\$ 800,000 - 899,999	6	2%	864,678	852,736	99%	41	35
\$ 900,000 - 999,999	3	1%	966,333	928,333	96%	16	16
\$ 1,000,000 - and over	4	1%	1,777,475	1,736,250	98%	44	65
Total	397	100%	382,154	373,066	98%	55	1607

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	5	0.17%	37,200	29,720	80%	20	
\$ 50,000 - 59,999	7	0.24%	75,471	53,357	71%	40	
\$ 60,000 - 69,999	12	0.41%	72,567	63,583	88%	34	
\$ 70,000 - 79,999	12	0.41%	81,883	73,000	89%	44	2
\$ 80,000 - 89,999	13	0.45%	88,654	82,331	93%	39	6
\$ 90,000 - 99,999	21	0.72%	103,862	93,837	90%	36	6
\$ 100,000 - 119,999	56	1.92%	120,359	109,161	91%	60	14
\$ 120,000 - 139,999	71	2.43%	136,119	128,995	95%	60	34
\$ 140,000 - 159,999	69	2.36%	159,214	148,345	93%	57	35
\$ 160,000 - 179,999	128	4.38%	179,051	169,285	95%	43	43
\$ 180,000 - 199,999	110	3.77%	196,278	188,881	96%	48	31
\$ 200,000 - 249,999	398	13.63%	232,697	224,924	97%	46	178
\$ 250,000 - 299,999	491	16.82%	279,567	273,253	98%	50	240
\$ 300,000 - 349,999	399	13.66%	331,126	323,262	98%	57	214
\$ 350,000 - 399,999	369	12.64%	382,444	373,587	98%	51	185
\$ 400,000 - 499,999	366	12.53%	456,837	444,501	97%	52	227
\$ 500,000 - 599,999	180	6.16%	559,949	544,658	97%	53	129
\$ 600,000 - 699,999	80	2.74%	650,059	633,959	98%	47	84
\$ 700,000 - 799,999	43	1.47%	760,169	744,264	98%	57	63
\$ 800,000 - 899,999	30	1.03%	869,119	849,289	98%	57	35
\$ 900,000 - 999,999	17	0.58%	985,654	955,700	97%	27	16
\$ 1,000,000 - and over	43	1.47%	1,633,242	1,527,889	94%	82	65
Total	2920	100.00%	358,448	347,448	97%	51	1607

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®

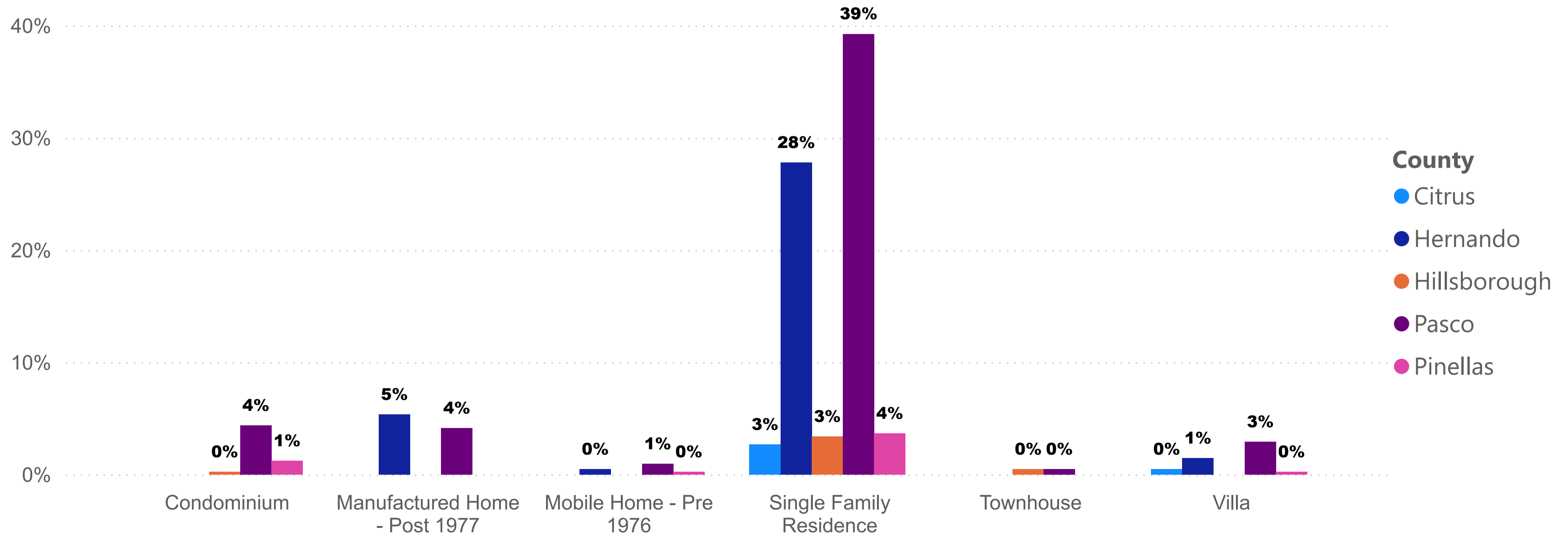
Four Year Sales and Inventory History 2020 - 2024. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1206	2.99
10/31/2022	463	352,529	342,169	97%	28	1249	2.70
11/30/2022	354	331,845	321,283	97%	33	1313	3.71
12/31/2022	340	344,171	333,641	97%	37	1270	3.74
01/31/2023	292	348,896	339,623	97%	46	1158	3.97
02/28/2023	402	351,799	340,551	97%	50	1034	2.57
03/31/2023	495	361,879	352,150	97%	53	1002	2.02
04/30/2023	441	362,667	351,520	97%	53	945	2.14
05/31/2023	471	380,523	370,617	97%	45	903	1.92
06/30/2023	498	394,419	384,816	98%	44	930	1.87
07/31/2023	403	373,911	366,893	98%	34	939	2.33
08/31/2023	430	382,954	374,211	98%	41	1003	2.33
09/30/2023	381	370,398	360,968	97%	36	1067	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	1337	4.49
12/31/2023	346	375,867	365,081	97%	39	1322	3.82
01/31/2024	252	367,588	356,504	97%	50	1379	5.47
02/29/2024	327	361,028	349,557	97%	52	1470	4.50
03/31/2024	378	383,132	371,968	97%	60	1502	3.97
04/30/2024	450	362,160	349,883	97%	57	1557	3.46
05/31/2024	444	380,535	369,195	97%	56	1646	3.71
06/30/2024	358	409,138	396,926	97%	59	1643	4.59
07/31/2024	397	382,154	373,066	98%	60	1607	4.05

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%	4%	1%	6%
Manufactured Home - Post 1977		5%		4%		10%
Mobile Home - Pre 1976		0%		1%	0%	2%
Single Family Residence	3%	28%	3%	39%	4%	77%
Townhouse			0%	0%		1%
Villa	0%	1%		3%	0%	5%
Total	3%	35%	4%	52%	5%	100%



Board/Association: State Month Year
 West Pasco FL July 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				
\$ 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
\$ 160,000 - 179,999	8	1		9
\$ 180,000 - 199,999	9	3		12
\$ 200,000 - 249,999	26	10	1	37
\$ 250,000 - 299,999	32	36	4	72
\$ 300,000 - 349,999	10	38	11	59
\$ 350,000 - 399,999	7	31	11	49
\$ 400,000 - 499,999	2	28	21	51
\$ 500,000 - 599,999	1	12	16	29
\$ 600,000 - 699,999	1	5	11	17
\$ 700,000 - 799,999		3	5	8
\$ 800,000 - 899,999		1	5	6
\$ 900,000 - 999,999		1	2	3
\$ 1,000,000 - and over			4	4
Total	99	171	91	361

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	1			1
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	4			4
\$ 200,000 - 249,999	5			5
\$ 250,000 - 299,999	4	4		8
\$ 300,000 - 349,999		4		4
\$ 350,000 - 399,999		1	2	3
\$ 400,000 - 499,999	1			1
\$ 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	25	9	2	36

Price Range	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	2	4
\$ 100,000 - 119,999	3	12
\$ 120,000 - 139,999	2	27
\$ 140,000 - 159,999	6	30
\$ 160,000 - 179,999	5	36
\$ 180,000 - 199,999	12	19
\$ 200,000 - 249,999	109	50
\$ 250,000 - 299,999	193	37
\$ 300,000 - 349,999	172	30
\$ 350,000 - 399,999	175	19
\$ 400,000 - 499,999	215	13
\$ 500,000 - 599,999	132	3
\$ 600,000 - 699,999	81	2
\$ 700,000 - 799,999	59	2
\$ 800,000 - 899,999	38	1
\$ 900,000 - 999,999	17	1
\$ 1,000,000 - and over	57	2
Total	1280	293

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	1	5
\$ 90,000 - 99,999		1
\$ 100,000 - 119,999		2
\$ 120,000 - 139,999	3	2
\$ 140,000 - 159,999	1	8
\$ 160,000 - 179,999	14	5
\$ 180,000 - 199,999	9	1
\$ 200,000 - 249,999	71	5
\$ 250,000 - 299,999	81	14
\$ 300,000 - 349,999	78	9
\$ 350,000 - 399,999	61	4
\$ 400,000 - 499,999	67	3
\$ 500,000 - 599,999	52	
\$ 600,000 - 699,999	18	
\$ 700,000 - 799,999	9	
\$ 800,000 - 899,999	9	1
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	7	
Total	486	60

Time On Market Sort	M-SF	M-Condo
0 - 30	172	11
31-60	66	9
61-90	49	4
91-120	26	3
121-over	48	9
Total	361	36

