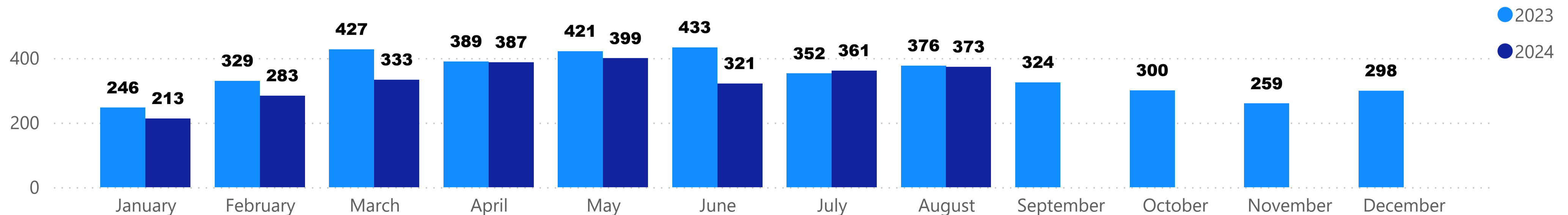


## West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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

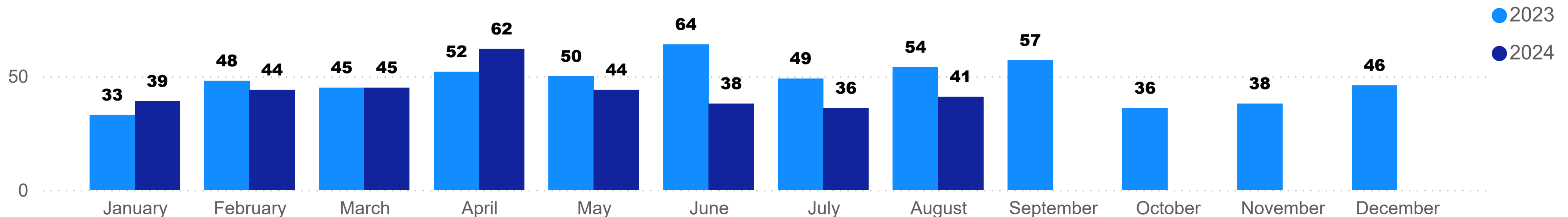
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1			1								2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999			1	1									2
\$ 70,000 - 79,999	1		1		1		1						4
\$ 80,000 - 89,999					1								1
\$ 90,000 - 99,999		1					1						2
\$ 100,000 - 119,999		1	2		1	1	1	2					8
\$ 120,000 - 139,999			1		3	2		3					9
\$ 140,000 - 159,999	2	2	1	2	5	2	2	4					20
\$ 160,000 - 179,999	3	4	8	14	13	5	9	7					63
\$ 180,000 - 199,999	9	9	5	10	8	14	12	11					78
\$ 200,000 - 249,999	31	47	45	53	54	45	37	50					362
\$ 250,000 - 299,999	36	40	64	79	67	40	71	60					457
\$ 300,000 - 349,999	30	46	56	53	72	53	59	59					428
\$ 350,000 - 399,999	36	47	47	61	42	51	50	49					383
\$ 400,000 - 499,999	30	50	50	48	61	48	51	58					396
\$ 500,000 - 599,999	21	18	19	31	34	24	29	33					209
\$ 600,000 - 699,999	3	7	10	19	10	14	17	21					101
\$ 700,000 - 799,999	5	2	8	6	7	6	8	5					47
\$ 800,000 - 899,999	4	1	2	5	7	4	6	6					35
\$ 900,000 - 999,999	1	3	4	2	1	3	3	2					19
\$ 1,000,000 - and over	1	4	9	3	11	9	4	3					44
<b>Total</b>	<b>213</b>	<b>283</b>	<b>333</b>	<b>387</b>	<b>399</b>	<b>321</b>	<b>361</b>	<b>373</b>					<b>2670</b>



## West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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

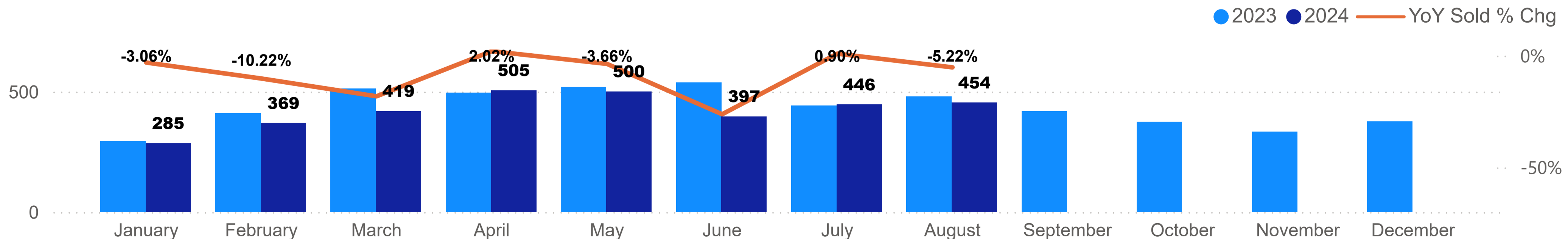
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999						1		1					2
\$ 80,000 - 89,999								1					1
\$ 90,000 - 99,999	1	1	2	1		2		1					8
\$ 100,000 - 119,999	5	4	2	4	1	2	1	4					23
\$ 120,000 - 139,999	4	2	3	8	8	3	3	3					34
\$ 140,000 - 159,999	1	5	7	7	1	8	6	9					44
\$ 160,000 - 179,999	7	4	5	11	4	3	1	3					38
\$ 180,000 - 199,999	2	4	1	8	4		4						23
\$ 200,000 - 249,999	6	4	6	9	6	2	5	4					42
\$ 250,000 - 299,999	5	9	6	5	9	6	8	5					53
\$ 300,000 - 349,999	1	3	4	1	2	4	4	2					21
\$ 350,000 - 399,999	4	5	5	2	5	3	3	4					31
\$ 400,000 - 499,999	1	3	2	5	3	4	1	4					23
\$ 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
<b>Total</b>	<b>39</b>	<b>44</b>	<b>45</b>	<b>62</b>	<b>44</b>	<b>38</b>	<b>36</b>	<b>41</b>					<b>349</b>



# 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			1					6
\$ 50,000 - 59,999	2	1	2	1		1		1					8
\$ 60,000 - 69,999	1	1	2	3	3	2		1					13
\$ 70,000 - 79,999	2	1	1	1	3	2	2	3					15
\$ 80,000 - 89,999	2	2		2	3	1	3	1					14
\$ 90,000 - 99,999	2	2	2	7	2	5	1	1					22
\$ 100,000 - 119,999	6	13	10	11	5	5	6	9					65
\$ 120,000 - 139,999	7	6	10	13	20	9	6	11					82
\$ 140,000 - 159,999	5	8	10	12	9	13	13	21					91
\$ 160,000 - 179,999	14	14	18	34	22	11	15	13					141
\$ 180,000 - 199,999	13	13	10	21	17	16	20	13					123
\$ 200,000 - 249,999	42	57	58	67	68	51	55	59					457
\$ 250,000 - 299,999	47	56	74	92	85	54	82	70					560
\$ 300,000 - 349,999	31	50	63	55	76	57	67	61					460
\$ 350,000 - 399,999	41	54	53	64	48	55	55	53					423
\$ 400,000 - 499,999	32	54	52	53	67	54	54	65					431
\$ 500,000 - 599,999	21	18	20	32	35	25	29	33					213
\$ 600,000 - 699,999	3	7	10	19	10	14	17	21					101
\$ 700,000 - 799,999	6	2	8	6	7	6	8	5					48
\$ 800,000 - 899,999	4	1	2	6	7	4	6	6					36
\$ 900,000 - 999,999	1	3	4	2	1	3	3	2					19
\$ 1,000,000 - and over	2	4	10	3	11	9	4	4					47
<b>Total</b>	<b>285</b>	<b>369</b>	<b>419</b>	<b>505</b>	<b>500</b>	<b>397</b>	<b>446</b>	<b>454</b>					<b>3375</b>



## 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	5					70
2	104	137	145	194	184	137	140	145					1186
3	112	157	177	213	220	176	200	213					1468
4	51	61	74	72	79	57	86	77					557
5	6	6	10	7	7	17	11	11					75
6+		1	2	2	3	2	3	3					16
<b>Total</b>	<b>285</b>	<b>369</b>	<b>419</b>	<b>505</b>	<b>500</b>	<b>398</b>	<b>446</b>	<b>454</b>					<b>3376</b>

### Sales by Bathroom Count

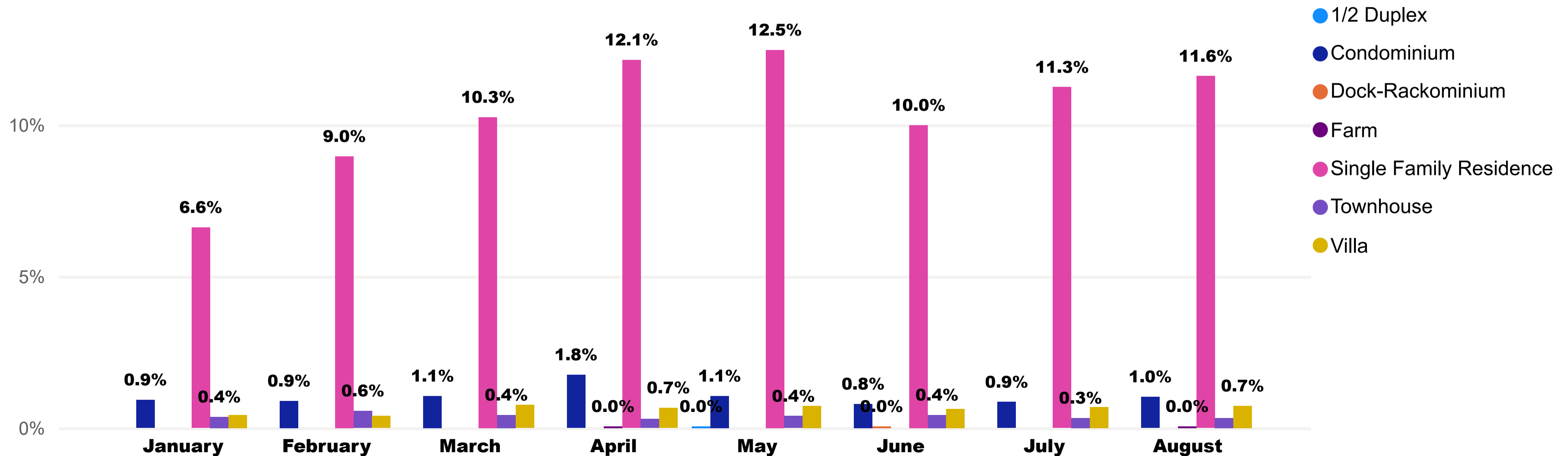
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0						1							1
1	32	25	34	55	42	40	35	32					295
2	194	263	296	355	359	272	309	316					2364
3	53	75	71	75	87	66	83	87					597
4	5	3	13	18	7	15	15	16					92
5	1	1	3	2	5	1	3	3					19
6+		2	2			3	1						8
<b>Total</b>	<b>285</b>	<b>369</b>	<b>419</b>	<b>505</b>	<b>500</b>	<b>398</b>	<b>446</b>	<b>454</b>					<b>3376</b>

# 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	31					253
Dock-Rackominium						1							1
Farm				1				1					2
Single Family Residence	200	271	310	367	377	302	340	351					2518
Townhouse	11	17	13	9	12	13	10	10					95
Villa	13	12	23	20	22	19	21	22					152
<b>Total</b>	<b>252</b>	<b>327</b>	<b>378</b>	<b>450</b>	<b>444</b>	<b>359</b>	<b>397</b>	<b>415</b>					<b>3022</b>

## YTD % of Sales by Property Type





## West Pasco Board of REALTORS®

### Multiple Listing One Month Sales and Inventory Report - August - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							
\$ 60,000 - 69,999							1
\$ 70,000 - 79,999	1	0%	80,000	79,000	99%	57	4
\$ 80,000 - 89,999	1	0%	89,900	85,000	95%	5	5
\$ 90,000 - 99,999	1	0%	99,000	95,000	96%	145	9
\$ 100,000 - 119,999	6	1%	122,733	111,833	91%	55	14
\$ 120,000 - 139,999	6	1%	141,262	127,462	90%	21	36
\$ 140,000 - 159,999	13	3%	160,192	152,408	95%	56	25
\$ 160,000 - 179,999	10	2%	178,730	165,940	93%	44	48
\$ 180,000 - 199,999	11	3%	195,673	189,959	97%	48	40
\$ 200,000 - 249,999	54	13%	232,981	226,704	97%	46	176
\$ 250,000 - 299,999	65	16%	283,844	275,333	97%	40	266
\$ 300,000 - 349,999	61	15%	326,000	322,952	99%	56	208
\$ 350,000 - 399,999	53	13%	380,766	374,323	98%	64	208
\$ 400,000 - 499,999	62	15%	456,402	440,669	97%	46	244
\$ 500,000 - 599,999	33	8%	556,994	544,006	98%	47	136
\$ 600,000 - 699,999	21	5%	664,281	638,238	96%	52	78
\$ 700,000 - 799,999	5	1%	737,499	734,799	100%	71	71
\$ 800,000 - 899,999	6	1%	866,112	851,962	98%	51	36
\$ 900,000 - 999,999	2	0%	996,500	925,000	93%	14	20
\$ 1,000,000 - and over	3	1%	1,448,333	1,416,667	98%	32	56
<b>Total</b>	<b>414</b>	<b>100%</b>	<b>373,967</b>	<b>363,926</b>	<b>97%</b>	<b>50</b>	<b>1682</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 - 2024

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	6	0.18%	40,983	32,267	79%	17	1
\$ 50,000 - 59,999	8	0.24%	74,787	53,563	72%	39	
\$ 60,000 - 69,999	13	0.39%	72,523	64,076	88%	31	1
\$ 70,000 - 79,999	15	0.44%	82,160	73,133	89%	44	4
\$ 80,000 - 89,999	14	0.41%	88,743	82,521	93%	36	5
\$ 90,000 - 99,999	22	0.65%	103,641	93,890	91%	41	9
\$ 100,000 - 119,999	65	1.93%	120,791	109,092	90%	59	14
\$ 120,000 - 139,999	82	2.43%	136,571	128,690	94%	56	36
\$ 140,000 - 159,999	91	2.70%	158,841	148,962	94%	56	25
\$ 160,000 - 179,999	141	4.18%	178,774	168,995	95%	43	48
\$ 180,000 - 199,999	123	3.64%	196,162	188,954	96%	48	40
\$ 200,000 - 249,999	457	13.54%	232,745	225,113	97%	46	176
\$ 250,000 - 299,999	560	16.59%	279,975	273,533	98%	48	266
\$ 300,000 - 349,999	460	13.63%	330,446	323,221	98%	57	208
\$ 350,000 - 399,999	423	12.53%	382,202	373,671	98%	53	208
\$ 400,000 - 499,999	431	12.77%	457,052	444,174	97%	52	244
\$ 500,000 - 599,999	213	6.31%	559,491	544,557	97%	52	136
\$ 600,000 - 699,999	101	2.99%	653,016	634,849	97%	48	78
\$ 700,000 - 799,999	48	1.42%	757,808	743,278	98%	59	71
\$ 800,000 - 899,999	36	1.07%	868,618	849,734	98%	56	36
\$ 900,000 - 999,999	19	0.56%	986,796	952,468	97%	26	20
\$ 1,000,000 - and over	47	1.39%	1,612,222	1,511,579	94%	79	56
<b>Total</b>	<b>3375</b>	<b>100.00%</b>	<b>358,665</b>	<b>347,793</b>	<b>97%</b>	<b>51</b>	<b>1682</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®

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

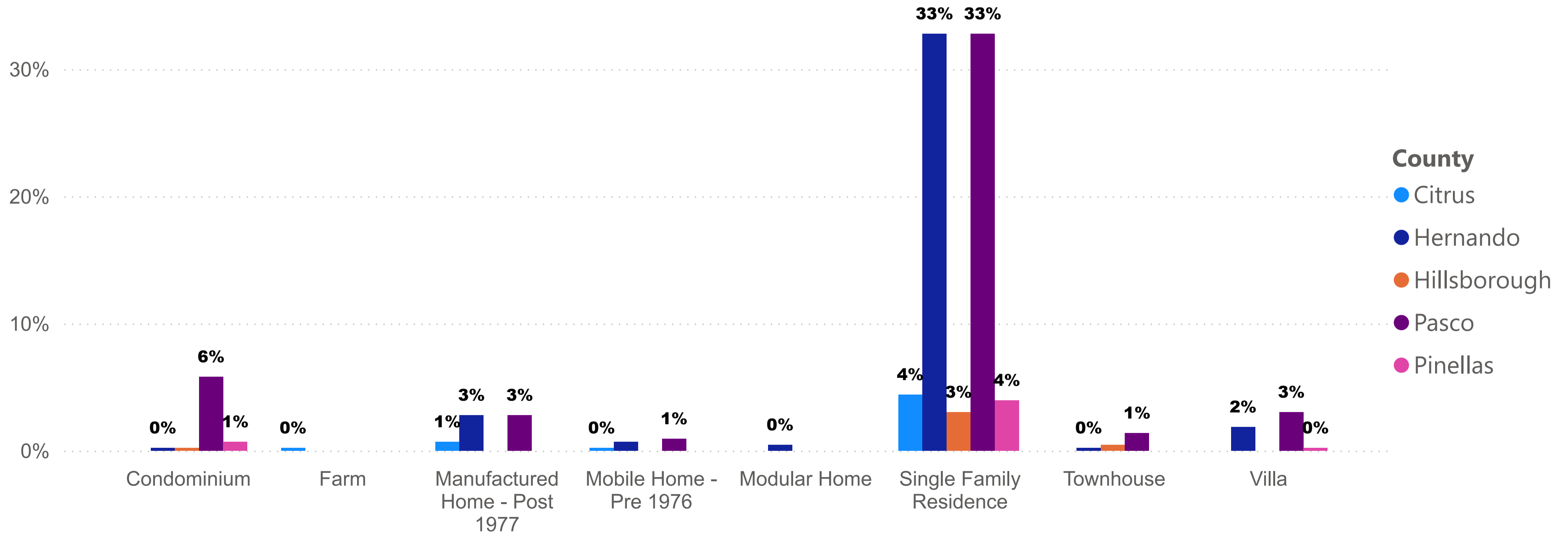
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
09/30/2020	582	250,805	245,490	98%	37	1002	1.72
10/31/2020	616	249,694	244,832	98%	38	1019	1.65
11/30/2020	520	235,898	232,305	98%	34	998	1.92
12/31/2020	540	263,714	258,137	98%	34	956	1.77
01/31/2021	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	909	1.39
10/31/2021	643	306,669	305,146	100%	18	908	1.41
11/30/2021	712	308,833	308,030	100%	20	767	1.08
12/31/2021	673	315,395	314,006	100%	20	729	1.08
01/31/2022	531	322,366	320,579	99%	19	605	1.14
02/28/2022	504	338,728	337,904	100%	22	632	1.25
03/31/2022	725	323,856	325,920	101%	17	575	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	1336	4.48
12/31/2023	346	375,867	365,081	97%	39	1321	3.82
01/31/2024	252	367,588	356,504	97%	50	1377	5.46
02/29/2024	327	361,028	349,557	97%	52	1466	4.48
03/31/2024	378	383,132	371,968	97%	60	1498	3.96
04/30/2024	450	362,160	349,883	97%	57	1554	3.45
05/31/2024	444	380,535	369,195	97%	56	1645	3.70
06/30/2024	358	409,138	396,926	97%	59	1649	4.61
07/31/2024	397	382,154	373,318	98%	60	1630	4.11
08/31/2024	415	375,957	365,687	97%	54	1682	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%	0%	6%	1%	7%
Farm	0%					0%
Manufactured Home - Post 1977	1%	3%		3%		6%
Mobile Home - Pre 1976	0%	1%		1%		2%
Modular Home		0%				0%
Single Family Residence	4%	33%	3%	33%	4%	77%
Townhouse		0%	0%	1%		2%
Villa		2%		3%	0%	5%
<b>Total</b>	<b>6%</b>	<b>39%</b>	<b>4%</b>	<b>47%</b>	<b>5%</b>	<b>100%</b>



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

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				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	1	2		3
\$ 140,000 - 159,999	2	2		4
\$ 160,000 - 179,999	4	3		7
\$ 180,000 - 199,999	9	2		11
\$ 200,000 - 249,999	31	16	3	50
\$ 250,000 - 299,999	24	33	3	60
\$ 300,000 - 349,999	10	38	11	59
\$ 350,000 - 399,999	6	32	11	49
\$ 400,000 - 499,999	5	33	20	58
\$ 500,000 - 599,999	4	14	15	33
\$ 600,000 - 699,999		8	13	21
\$ 700,000 - 799,999	1	1	3	5
\$ 800,000 - 899,999		2	4	6
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		1	2	3
<b>Total</b>	<b>99</b>	<b>187</b>	<b>87</b>	<b>373</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	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	9			9
\$ 160,000 - 179,999	3			3
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	3	1		4
\$ 250,000 - 299,999	2	3		5
\$ 300,000 - 349,999	1	1		2
\$ 350,000 - 399,999		2	2	4
\$ 400,000 - 499,999	2	2		4
\$ 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				
<b>Total</b>	<b>30</b>	<b>9</b>	<b>2</b>	<b>41</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999	1	3
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999		6
\$ 100,000 - 119,999	1	11
\$ 120,000 - 139,999	1	33
\$ 140,000 - 159,999	4	25
\$ 160,000 - 179,999	11	37
\$ 180,000 - 199,999	19	21
\$ 200,000 - 249,999	115	49
\$ 250,000 - 299,999	204	49
\$ 300,000 - 349,999	174	31
\$ 350,000 - 399,999	173	16
\$ 400,000 - 499,999	224	17
\$ 500,000 - 599,999	137	2
\$ 600,000 - 699,999	75	
\$ 700,000 - 799,999	62	2
\$ 800,000 - 899,999	39	1
\$ 900,000 - 999,999	14	2
\$ 1,000,000 - and over	49	2
<b>Total</b>	<b>1305</b>	<b>311</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	2	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	2	
\$ 90,000 - 99,999	2	1
\$ 100,000 - 119,999		2
\$ 120,000 - 139,999	1	7
\$ 140,000 - 159,999	5	3
\$ 160,000 - 179,999	4	5
\$ 180,000 - 199,999	7	2
\$ 200,000 - 249,999	56	10
\$ 250,000 - 299,999	75	11
\$ 300,000 - 349,999	62	11
\$ 350,000 - 399,999	62	2
\$ 400,000 - 499,999	81	1
\$ 500,000 - 599,999	38	1
\$ 600,000 - 699,999	25	1
\$ 700,000 - 799,999	13	
\$ 800,000 - 899,999	11	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	6	
<b>Total</b>	<b>456</b>	<b>57</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	198	15
31-60	74	4
61-90	41	6
91-120	32	3
121-over	28	13
<b>Total</b>	<b>373</b>	<b>41</b>

