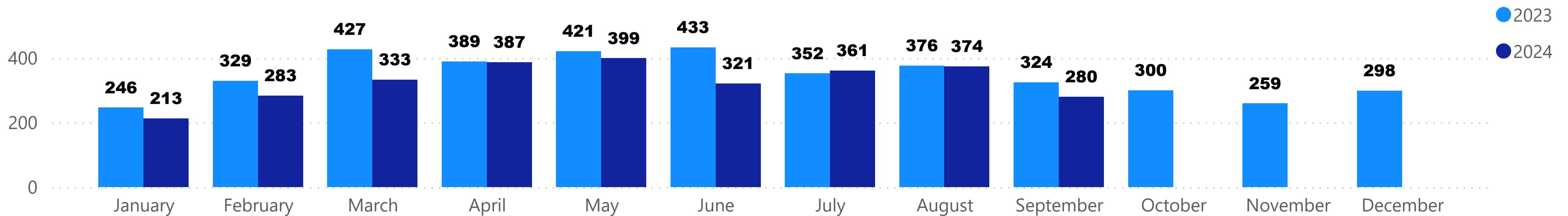




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

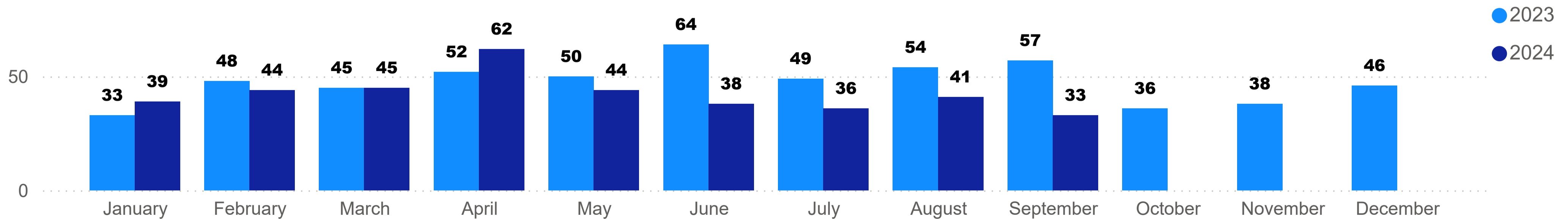
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1			1								2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999			1	1					1				3
\$ 70,000 - 79,999	1		1		1		1						4
\$ 80,000 - 89,999					1				2				3
\$ 90,000 - 99,999		1					1		1				3
\$ 100,000 - 119,999		1	2		1	1	1	2					8
\$ 120,000 - 139,999			1		3	2		3	1				10
\$ 140,000 - 159,999	2	2	1	2	5	2	2	4	1				21
\$ 160,000 - 179,999	3	4	8	14	13	5	9	7	5				68
\$ 180,000 - 199,999	9	9	5	10	8	14	12	11	7				85
\$ 200,000 - 249,999	31	47	45	53	54	45	37	50	53				415
\$ 250,000 - 299,999	36	40	64	79	67	40	71	60	54				511
\$ 300,000 - 349,999	30	46	56	53	72	53	59	59	45				473
\$ 350,000 - 399,999	36	47	47	61	42	51	50	49	36				419
\$ 400,000 - 499,999	30	50	50	48	61	48	51	59	32				429
\$ 500,000 - 599,999	21	18	19	31	34	24	29	33	23				232
\$ 600,000 - 699,999	3	7	10	19	10	14	17	21	6				107
\$ 700,000 - 799,999	5	2	8	6	7	6	8	5	5				52
\$ 800,000 - 899,999	4	1	2	5	7	4	6	6	4				39
\$ 900,000 - 999,999	1	3	4	2	1	3	3	2	1				20
\$ 1,000,000 - and over	1	4	9	3	11	9	4	3	3				47
Total	213	283	333	387	399	321	361	374	280				2951



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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

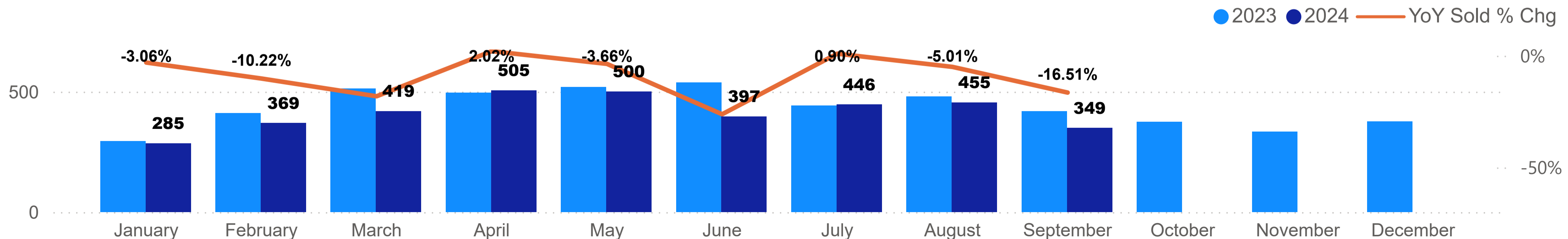
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999						1		1	2				4
\$ 80,000 - 89,999								1	1				2
\$ 90,000 - 99,999	1	1	2	1		2		1					8
\$ 100,000 - 119,999	5	4	2	4	1	2	1	4	1				24
\$ 120,000 - 139,999	4	2	3	8	8	3	3	3	4				38
\$ 140,000 - 159,999	1	5	7	7	1	8	6	9	1				45
\$ 160,000 - 179,999	7	4	5	11	4	3	1	3	5				43
\$ 180,000 - 199,999	2	4	1	8	4		4						23
\$ 200,000 - 249,999	6	4	6	9	6	2	5	4	8				50
\$ 250,000 - 299,999	5	9	6	5	9	6	8	5	4				57
\$ 300,000 - 349,999	1	3	4	1	2	4	4	2	3				24
\$ 350,000 - 399,999	4	5	5	2	5	3	3	4	3				34
\$ 400,000 - 499,999	1	3	2	5	3	4	1	4	1				24
\$ 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	41	33				382



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	2				8
\$ 50,000 - 59,999	2	1	2	1		1		1					8
\$ 60,000 - 69,999	1	1	2	3	3	2		1	1				14
\$ 70,000 - 79,999	2	1	1	1	3	2	2	3	3				18
\$ 80,000 - 89,999	2	2		2	3	1	3	1	4				18
\$ 90,000 - 99,999	2	2	2	7	2	5	1	1	1				23
\$ 100,000 - 119,999	6	13	10	11	5	5	6	9	7				72
\$ 120,000 - 139,999	7	6	10	13	20	9	6	11	7				89
\$ 140,000 - 159,999	5	8	10	12	9	13	13	21	7				98
\$ 160,000 - 179,999	14	14	18	34	22	11	15	13	13				154
\$ 180,000 - 199,999	13	13	10	21	17	16	20	13	10				133
\$ 200,000 - 249,999	42	57	58	67	68	51	55	59	66				523
\$ 250,000 - 299,999	47	56	74	92	85	54	82	70	63				623
\$ 300,000 - 349,999	31	50	63	55	76	57	67	61	49				509
\$ 350,000 - 399,999	41	54	53	64	48	55	55	53	40				463
\$ 400,000 - 499,999	32	54	52	53	67	54	54	66	34				466
\$ 500,000 - 599,999	21	18	20	32	35	25	29	33	23				236
\$ 600,000 - 699,999	3	7	10	19	10	14	17	21	6				107
\$ 700,000 - 799,999	6	2	8	6	7	6	8	5	5				53
\$ 800,000 - 899,999	4	1	2	6	7	4	6	6	4				40
\$ 900,000 - 999,999	1	3	4	2	1	3	3	2	1				20
\$ 1,000,000 - and over	2	4	10	3	11	9	4	4	3				50
Total	285	369	419	505	500	397	446	455	349				3725



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	12				82
2	104	137	145	194	184	137	140	145	128				1314
3	112	157	177	213	220	176	200	213	141				1609
4	51	61	74	72	79	57	86	78	56				614
5	6	6	10	7	7	17	11	11	11				86
6+		1	2	2	3	2	3	3	1				17
Total	285	369	419	505	500	398	446	455	349				3726

Sales by Bathroom Count

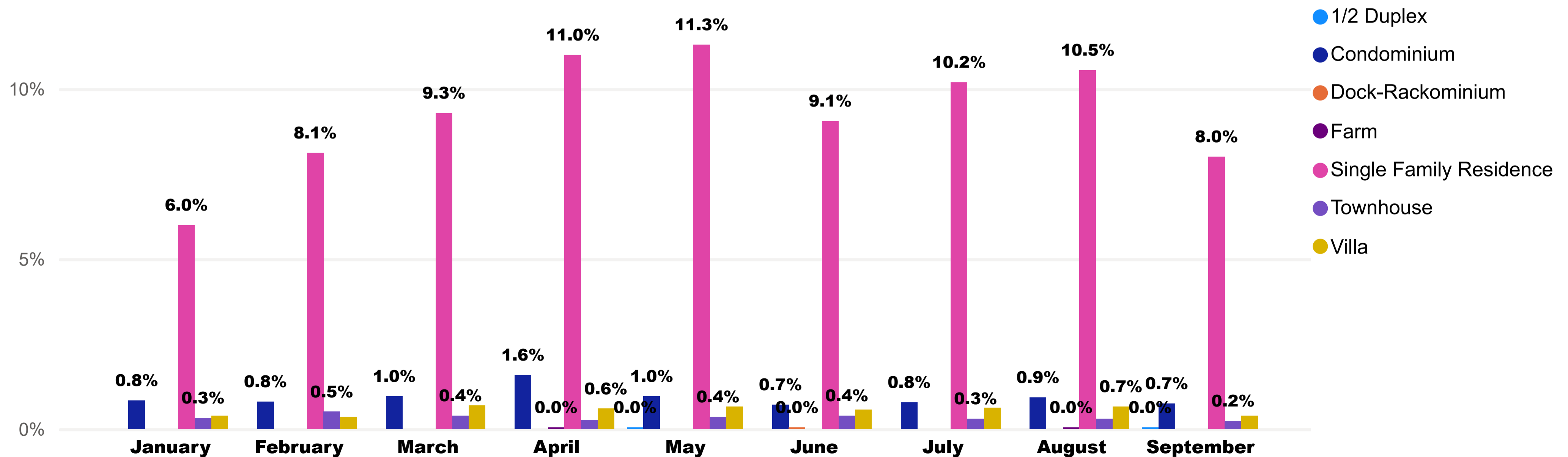
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0						1							1
1	32	25	34	55	42	40	35	32	37				332
2	194	263	296	355	359	272	309	317	244				2609
3	53	75	71	75	87	66	83	87	55				652
4	5	3	13	18	7	15	15	16	11				103
5	1	1	3	2	5	1	3	3	2				21
6+		2	2			3	1						8
Total	285	369	419	505	500	398	446	455	349				3726

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				2
Condominium	28	27	32	53	32	24	26	31	25				278
Dock-Rackominium						1							1
Farm				1				1					2
Single Family Residence	200	271	310	367	377	302	340	352	267				2786
Townhouse	11	17	13	9	12	13	10	10	8				103
Villa	13	12	23	20	22	19	21	22	13				165
Total	252	327	378	450	444	359	397	416	314				3337

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							3
\$ 50,000 - 59,999							2
\$ 60,000 - 69,999	1	0%	68,000	62,000	91%	23	1
\$ 70,000 - 79,999	2	1%	80,000	75,000	94%	43	5
\$ 80,000 - 89,999	3	1%	92,967	82,333	89%	85	4
\$ 90,000 - 99,999	1	0%	94,000	94,000	100%	6	6
\$ 100,000 - 119,999	1	0%	110,000	100,000	91%	83	15
\$ 120,000 - 139,999	5	2%	142,449	129,000	91%	75	34
\$ 140,000 - 159,999	2	1%	149,450	145,950	98%	153	31
\$ 160,000 - 179,999	10	3%	167,760	166,115	99%	17	45
\$ 180,000 - 199,999	7	2%	191,097	189,397	99%	27	48
\$ 200,000 - 249,999	61	19%	232,547	223,861	96%	49	178
\$ 250,000 - 299,999	59	19%	280,213	274,941	98%	43	260
\$ 300,000 - 349,999	48	15%	329,454	322,759	98%	38	221
\$ 350,000 - 399,999	39	12%	377,228	369,898	98%	49	190
\$ 400,000 - 499,999	33	11%	456,352	448,724	98%	50	247
\$ 500,000 - 599,999	23	7%	567,452	557,834	98%	42	136
\$ 600,000 - 699,999	6	2%	672,097	638,047	95%	42	86
\$ 700,000 - 799,999	5	2%	777,336	760,256	98%	53	57
\$ 800,000 - 899,999	4	1%	884,725	843,750	95%	79	38
\$ 900,000 - 999,999	1	0%	949,000	915,000	96%	76	19
\$ 1,000,000 - and over	3	1%	1,983,000	1,578,233	80%	175	55
Total	314	100%	358,115	346,066	97%	47	1681

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	8	0.21%	42,613	35,075	82%	40	3
\$ 50,000 - 59,999	8	0.21%	74,787	53,563	72%	39	2
\$ 60,000 - 69,999	14	0.38%	72,200	63,928	89%	31	1
\$ 70,000 - 79,999	18	0.48%	81,572	73,167	90%	44	5
\$ 80,000 - 89,999	18	0.48%	89,239	82,572	93%	45	4
\$ 90,000 - 99,999	23	0.62%	103,222	93,895	91%	39	6
\$ 100,000 - 119,999	72	1.93%	120,635	108,980	90%	58	15
\$ 120,000 - 139,999	89	2.39%	136,864	128,680	94%	57	34
\$ 140,000 - 159,999	98	2.63%	159,156	148,760	93%	58	31
\$ 160,000 - 179,999	154	4.13%	177,988	168,763	95%	43	45
\$ 180,000 - 199,999	133	3.57%	195,929	189,174	97%	46	48
\$ 200,000 - 249,999	523	14.04%	232,704	224,911	97%	46	178
\$ 250,000 - 299,999	623	16.72%	280,027	273,713	98%	48	260
\$ 300,000 - 349,999	509	13.66%	330,440	323,159	98%	55	221
\$ 350,000 - 399,999	463	12.43%	381,728	373,306	98%	52	190
\$ 400,000 - 499,999	466	12.51%	457,058	444,500	97%	52	247
\$ 500,000 - 599,999	236	6.34%	560,267	545,851	97%	51	136
\$ 600,000 - 699,999	107	2.87%	654,086	635,028	97%	48	86
\$ 700,000 - 799,999	53	1.42%	759,650	744,880	98%	58	57
\$ 800,000 - 899,999	40	1.07%	870,228	849,136	98%	58	38
\$ 900,000 - 999,999	20	0.54%	984,906	950,595	97%	28	19
\$ 1,000,000 - and over	50	1.34%	1,634,468	1,515,578	93%	85	55
Total	3725	100.00%	357,079	346,098	97%	51	1681

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®

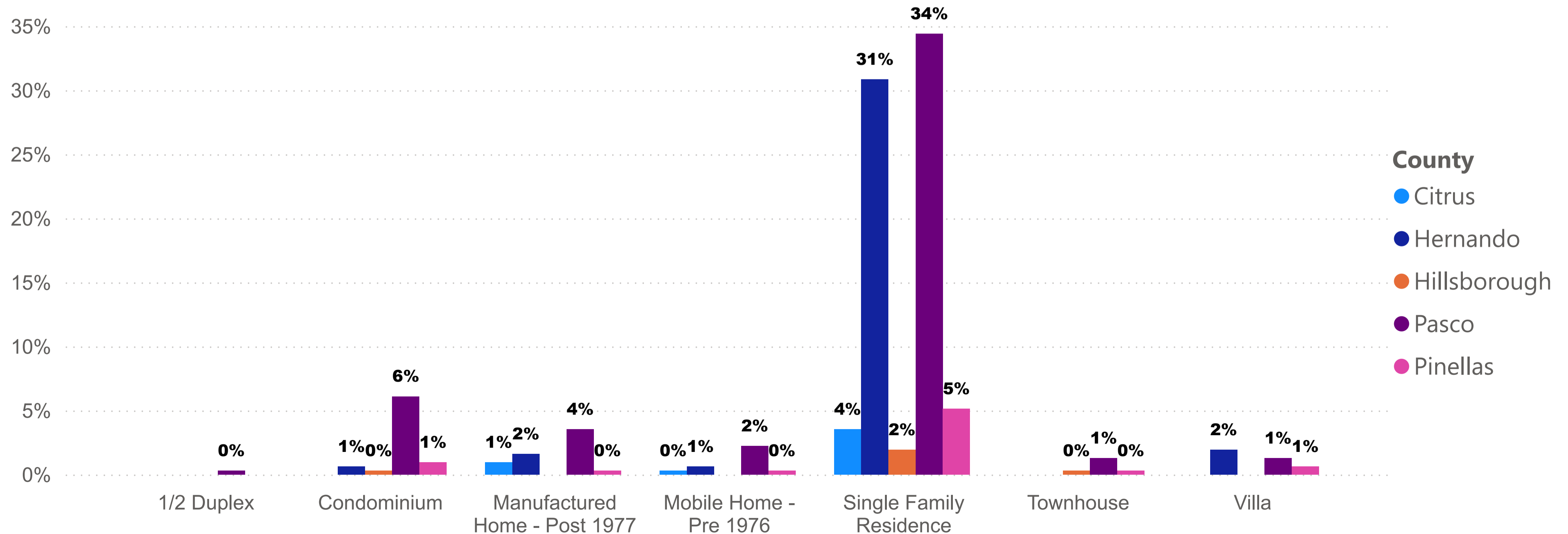
Four Year Sales and Inventory History 2020 - 2024. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1319	3.81
01/31/2024	252	367,588	356,504	97%	50	1375	5.46
02/29/2024	327	361,028	349,557	97%	52	1464	4.48
03/31/2024	378	383,132	371,968	97%	60	1496	3.96
04/30/2024	450	362,160	349,883	97%	57	1552	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	1648	4.60
07/31/2024	397	382,154	373,318	98%	60	1634	4.12
08/31/2024	416	376,231	365,986	97%	54	1705	4.10
09/30/2024	314	358,115	346,066	97%	54	1681	5.35

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
1/2 Duplex				0%		0%
Condominium		1%	0%	6%	1%	8%
Manufactured Home - Post 1977	1%	2%		4%	0%	6%
Mobile Home - Pre 1976	0%	1%		2%	0%	4%
Single Family Residence	4%	31%	2%	34%	5%	76%
Townhouse			0%	1%	0%	2%
Villa		2%		1%	1%	4%
Total	5%	36%	3%	49%	8%	100%



Board/Association: State Month Year
 West Pasco FL September 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	2			2
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	1			1
\$ 160,000 - 179,999	3	2		5
\$ 180,000 - 199,999	6	1		7
\$ 200,000 - 249,999	39	14		53
\$ 250,000 - 299,999	23	27	4	54
\$ 300,000 - 349,999	9	32	4	45
\$ 350,000 - 399,999	3	19	14	36
\$ 400,000 - 499,999	2	18	12	32
\$ 500,000 - 599,999	1	7	15	23
\$ 600,000 - 699,999			6	6
\$ 700,000 - 799,999		1	4	5
\$ 800,000 - 899,999		1	3	4
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over		1	2	3
Total	91	124	65	280

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	2			2
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	1			1
\$ 160,000 - 179,999	5			5
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	8			8
\$ 250,000 - 299,999	3	1		4
\$ 300,000 - 349,999	1	2		3
\$ 350,000 - 399,999	1	1	1	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	28	4	1	33

Price Range	M-SF	M-Condo
\$ 1 - 49,999	1	3
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	2	9
\$ 120,000 - 139,999	4	21
\$ 140,000 - 159,999	3	21
\$ 160,000 - 179,999	10	37
\$ 180,000 - 199,999	24	17
\$ 200,000 - 249,999	107	53
\$ 250,000 - 299,999	220	42
\$ 300,000 - 349,999	186	35
\$ 350,000 - 399,999	182	15
\$ 400,000 - 499,999	216	18
\$ 500,000 - 599,999	127	2
\$ 600,000 - 699,999	77	1
\$ 700,000 - 799,999	54	
\$ 800,000 - 899,999	35	1
\$ 900,000 - 999,999	16	2
\$ 1,000,000 - and over	48	1
Total	1313	289

Price Range	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		2
\$ 60,000 - 69,999	2	
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		3
\$ 100,000 - 119,999	1	2
\$ 120,000 - 139,999	2	9
\$ 140,000 - 159,999	4	4
\$ 160,000 - 179,999	10	6
\$ 180,000 - 199,999	9	2
\$ 200,000 - 249,999	58	10
\$ 250,000 - 299,999	74	10
\$ 300,000 - 349,999	63	10
\$ 350,000 - 399,999	61	4
\$ 400,000 - 499,999	81	2
\$ 500,000 - 599,999	30	
\$ 600,000 - 699,999	22	1
\$ 700,000 - 799,999	10	1
\$ 800,000 - 899,999	9	
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	8	
Total	448	66

Time On Market Sort	M-SF	M-Condo
0 - 30	155	12
31-60	45	8
61-90	33	5
91-120	23	2
121-over	24	6
Total	280	33

