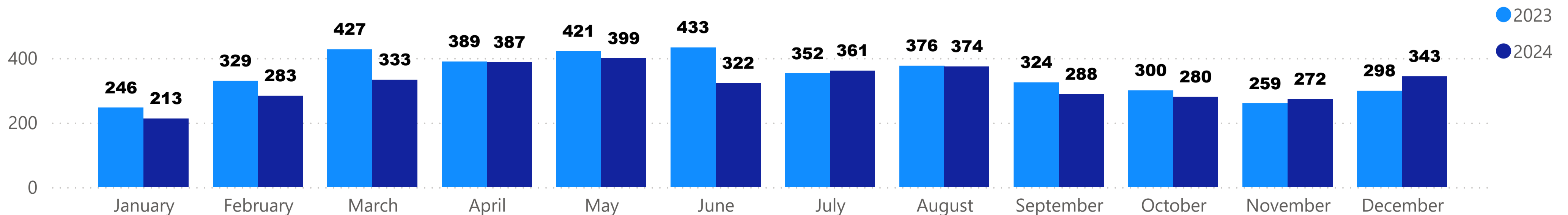


West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

Sales by Price Range - Single Family Homes & Villas

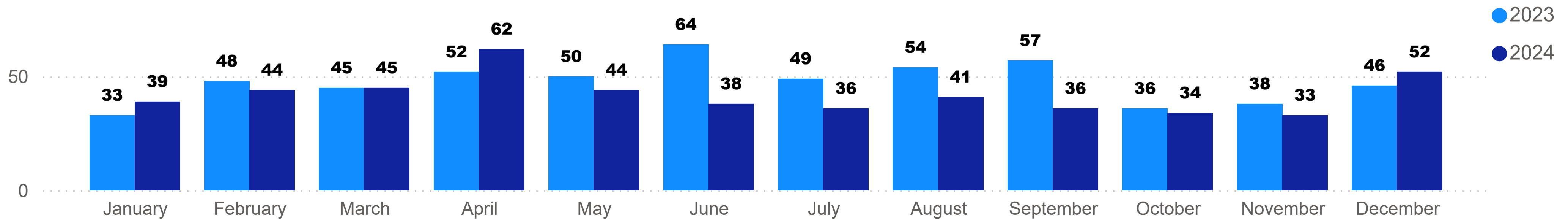
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		1			1						1	1	4
\$ 50,000 - 59,999													
\$ 60,000 - 69,999			1	1					1	1		2	6
\$ 70,000 - 79,999	1		1		1		1				2		6
\$ 80,000 - 89,999					1				2	1	1		5
\$ 90,000 - 99,999		1					1		1				3
\$ 100,000 - 119,999		1	2		1	1	1	2		1	2	3	14
\$ 120,000 - 139,999			1		3	2		3	1		3	4	17
\$ 140,000 - 159,999	2	2	1	2	5	2	2	4	1	4	3	5	33
\$ 160,000 - 179,999	3	4	8	14	13	5	9	7	5	3	6	10	87
\$ 180,000 - 199,999	9	9	5	10	8	14	12	11	7	8	7	8	108
\$ 200,000 - 249,999	31	47	45	53	54	46	37	50	55	35	39	45	537
\$ 250,000 - 299,999	36	40	64	79	67	40	71	60	55	41	42	53	648
\$ 300,000 - 349,999	30	46	56	53	72	53	59	59	48	43	42	60	621
\$ 350,000 - 399,999	36	47	47	61	42	51	50	49	36	47	36	39	541
\$ 400,000 - 499,999	30	50	50	48	61	48	51	59	32	45	45	47	566
\$ 500,000 - 599,999	21	18	19	31	34	24	29	33	23	18	18	26	294
\$ 600,000 - 699,999	3	7	10	19	10	14	17	21	6	13	10	14	144
\$ 700,000 - 799,999	5	2	8	6	7	6	8	5	7	8	3	8	73
\$ 800,000 - 899,999	4	1	2	5	7	4	6	6	4	7	7	7	60
\$ 900,000 - 999,999	1	3	4	2	1	3	3	2	1	4	3	1	28
\$ 1,000,000 - and over	1	4	9	3	11	9	4	3	3	1	2	10	60
Total	213	283	333	387	399	322	361	374	288	280	272	343	3855



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2024

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

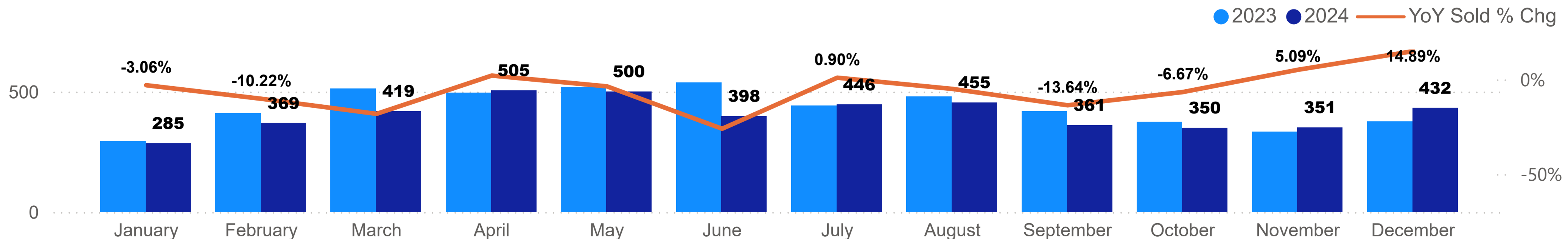
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999										1	1	2	4
\$ 50,000 - 59,999											1		1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999						1		1	2		2		6
\$ 80,000 - 89,999								1	1			1	3
\$ 90,000 - 99,999	1	1	2	1		2		1		1			9
\$ 100,000 - 119,999	5	4	2	4	1	2	1	4	1	3	2	4	33
\$ 120,000 - 139,999	4	2	3	8	8	3	3	3	4	7	2	4	51
\$ 140,000 - 159,999	1	5	7	7	1	8	6	9	1	6	4	3	58
\$ 160,000 - 179,999	7	4	5	11	4	3	1	3	5	3	2	4	52
\$ 180,000 - 199,999	2	4	1	8	4		4			1	2	6	32
\$ 200,000 - 249,999	6	4	6	9	6	2	5	4	9	4	5	8	68
\$ 250,000 - 299,999	5	9	6	5	9	6	8	5	6	4	1	6	70
\$ 300,000 - 349,999	1	3	4	1	2	4	4	2	3		7	6	37
\$ 350,000 - 399,999	4	5	5	2	5	3	3	4	3	1	2	4	41
\$ 400,000 - 499,999	1	3	2	5	3	4	1	4	1	1	1	1	27
\$ 500,000 - 599,999			1	1	1					1			4
\$ 600,000 - 699,999										1		1	2
\$ 700,000 - 799,999	1										1		2
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over	1		1									2	4
Total	39	44	45	62	44	38	36	41	36	34	33	52	504



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	1	7	4	20
\$ 50,000 - 59,999	2	1	2	1		1		1		1	1		10
\$ 60,000 - 69,999	1	1	2	3	3	2		1	1	1	1	2	18
\$ 70,000 - 79,999	2	1	1	1	3	2	2	3	3		6	1	25
\$ 80,000 - 89,999	2	2		2	3	1	3	1	4	3	2	2	25
\$ 90,000 - 99,999	2	2	2	7	2	5	1	1	1	1	1	1	26
\$ 100,000 - 119,999	6	13	10	11	5	5	6	9	7	9	7	9	97
\$ 120,000 - 139,999	7	6	10	13	20	9	6	11	7	14	12	14	129
\$ 140,000 - 159,999	5	8	10	12	9	13	13	21	7	13	14	14	139
\$ 160,000 - 179,999	14	14	18	34	22	11	15	13	13	8	16	18	196
\$ 180,000 - 199,999	13	13	10	21	17	16	20	13	10	11	12	17	173
\$ 200,000 - 249,999	42	57	58	67	68	52	55	59	69	44	48	59	678
\$ 250,000 - 299,999	47	56	74	92	85	54	82	70	67	47	45	62	781
\$ 300,000 - 349,999	31	50	63	55	76	57	67	61	52	46	49	67	674
\$ 350,000 - 399,999	41	54	53	64	48	55	55	53	40	49	39	44	595
\$ 400,000 - 499,999	32	54	52	53	67	54	54	66	34	47	46	49	608
\$ 500,000 - 599,999	21	18	20	32	35	25	29	33	23	20	18	26	300
\$ 600,000 - 699,999	3	7	10	19	10	14	17	21	6	15	11	15	148
\$ 700,000 - 799,999	6	2	8	6	7	6	8	5	7	8	4	8	75
\$ 800,000 - 899,999	4	1	2	6	7	4	6	6	4	7	7	7	61
\$ 900,000 - 999,999	1	3	4	2	1	3	3	2	1	4	3	1	28
\$ 1,000,000 - and over	2	4	10	3	11	9	4	4	3	1	2	12	65
Total	285	369	419	505	500	398	446	455	361	350	351	432	4871



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	3	7	10	102
2	104	137	145	194	184	137	140	145	130	111	130	143	1700
3	112	157	177	213	220	177	200	213	148	159	142	189	2107
4	51	61	74	72	79	57	86	78	59	68	62	71	818
5	6	6	10	7	7	17	11	11	11	7	9	17	119
6+		1	2	2	3	2	3	3	1	2	1	2	22
Total	285	369	419	505	500	399	446	455	361	350	351	432	4872

Sales by Bathroom Count

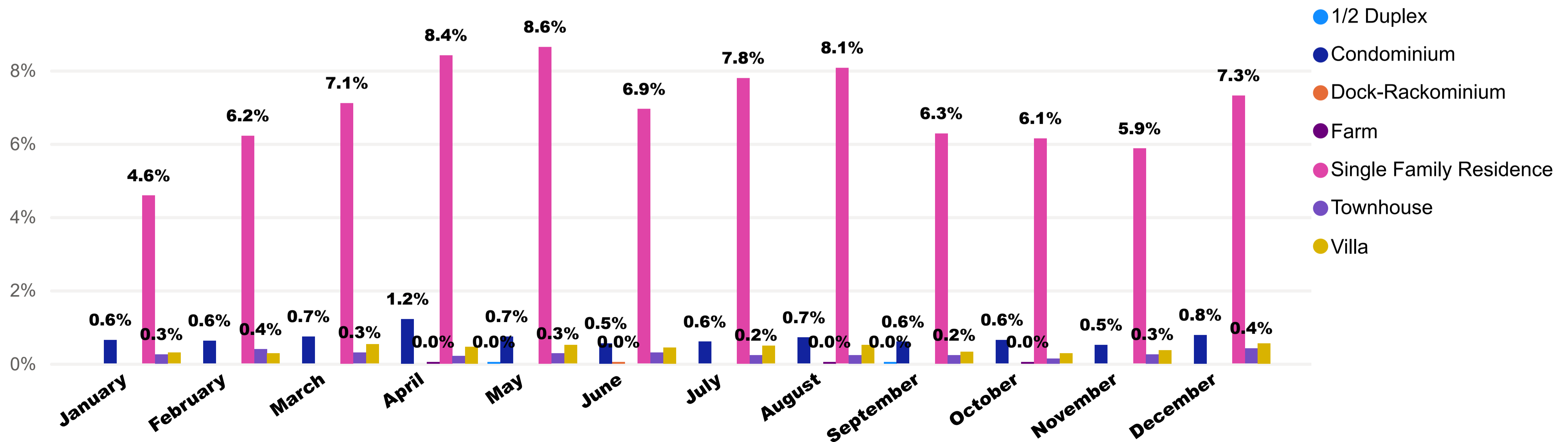
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0						1							1
1	32	25	34	55	42	40	35	32	38	20	29	29	411
2	194	263	296	355	359	273	309	317	249	247	241	305	3408
3	53	75	71	75	87	66	83	87	61	65	65	74	862
4	5	3	13	18	7	15	15	16	11	17	12	19	151
5	1	1	3	2	5	1	3	3	2	1	2	3	27
6+		2	2			3	1				2	2	12
Total	285	369	419	505	500	399	446	455	361	350	351	432	4872

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	26	28	22	34	363
Dock-Rackominium						1							1
Farm				1				1		1			3
Single Family Residence	200	271	310	367	377	303	340	352	274	268	256	319	3637
Townhouse	11	17	13	9	12	13	10	10	10	6	11	18	140
Villa	13	12	23	20	22	19	21	22	14	12	16	24	218
Total	252	327	378	450	444	360	397	416	325	315	305	395	4364

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	1%	35,000	35,833	102%	49	1
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999	2	1%	70,000	62,500	89%	3	6
\$ 70,000 - 79,999							6
\$ 80,000 - 89,999	1	0%	82,000	80,000	98%	166	6
\$ 90,000 - 99,999							4
\$ 100,000 - 119,999	7	2%	119,900	109,286	91%	48	16
\$ 120,000 - 139,999	8	2%	144,100	130,563	91%	89	28
\$ 140,000 - 159,999	8	2%	165,213	148,250	90%	53	40
\$ 160,000 - 179,999	14	4%	187,136	168,179	90%	91	44
\$ 180,000 - 199,999	14	4%	196,671	190,186	97%	47	52
\$ 200,000 - 249,999	53	13%	233,069	226,889	97%	62	183
\$ 250,000 - 299,999	59	15%	279,429	273,887	98%	47	266
\$ 300,000 - 349,999	66	17%	332,540	324,621	98%	60	241
\$ 350,000 - 399,999	43	11%	379,712	373,254	98%	58	188
\$ 400,000 - 499,999	48	12%	455,662	445,607	98%	67	204
\$ 500,000 - 599,999	26	7%	560,176	538,470	96%	45	117
\$ 600,000 - 699,999	15	4%	667,410	643,603	96%	84	59
\$ 700,000 - 799,999	8	2%	762,569	737,156	97%	97	45
\$ 800,000 - 899,999	7	2%	853,969	835,911	98%	46	28
\$ 900,000 - 999,999	1	0%	975,000	930,000	95%	142	18
\$ 1,000,000 - and over	12	3%	1,795,125	1,662,958	93%	95	51
Total	395	100%	397,900	383,955	96%	61	1604

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	20	0.41%	42,990	38,155	89%	36	1
\$ 50,000 - 59,999	10	0.21%	71,880	54,150	75%	39	1
\$ 60,000 - 69,999	18	0.37%	71,706	63,883	89%	26	6
\$ 70,000 - 79,999	25	0.51%	84,859	73,440	87%	47	6
\$ 80,000 - 89,999	25	0.51%	95,838	82,736	86%	43	6
\$ 90,000 - 99,999	26	0.53%	104,381	93,522	90%	42	4
\$ 100,000 - 119,999	97	1.99%	121,774	109,140	90%	59	16
\$ 120,000 - 139,999	129	2.65%	137,831	128,965	94%	62	28
\$ 140,000 - 159,999	139	2.85%	159,750	148,668	93%	64	40
\$ 160,000 - 179,999	196	4.02%	179,567	168,613	94%	47	44
\$ 180,000 - 199,999	173	3.55%	196,136	189,192	96%	50	52
\$ 200,000 - 249,999	678	13.92%	233,840	225,454	96%	51	183
\$ 250,000 - 299,999	781	16.03%	279,735	273,604	98%	51	266
\$ 300,000 - 349,999	674	13.84%	330,917	323,540	98%	55	241
\$ 350,000 - 399,999	595	12.22%	381,562	373,187	98%	54	188
\$ 400,000 - 499,999	608	12.48%	456,389	444,473	97%	54	204
\$ 500,000 - 599,999	300	6.16%	560,031	544,539	97%	53	117
\$ 600,000 - 699,999	148	3.04%	656,999	636,827	97%	56	59
\$ 700,000 - 799,999	75	1.54%	760,648	744,684	98%	62	45
\$ 800,000 - 899,999	61	1.25%	869,516	843,893	97%	58	28
\$ 900,000 - 999,999	28	0.57%	987,102	946,925	96%	59	18
\$ 1,000,000 - and over	65	1.33%	1,660,676	1,543,991	93%	86	51
Total	4871	100.00%	358,553	347,191	97%	54	1604

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®

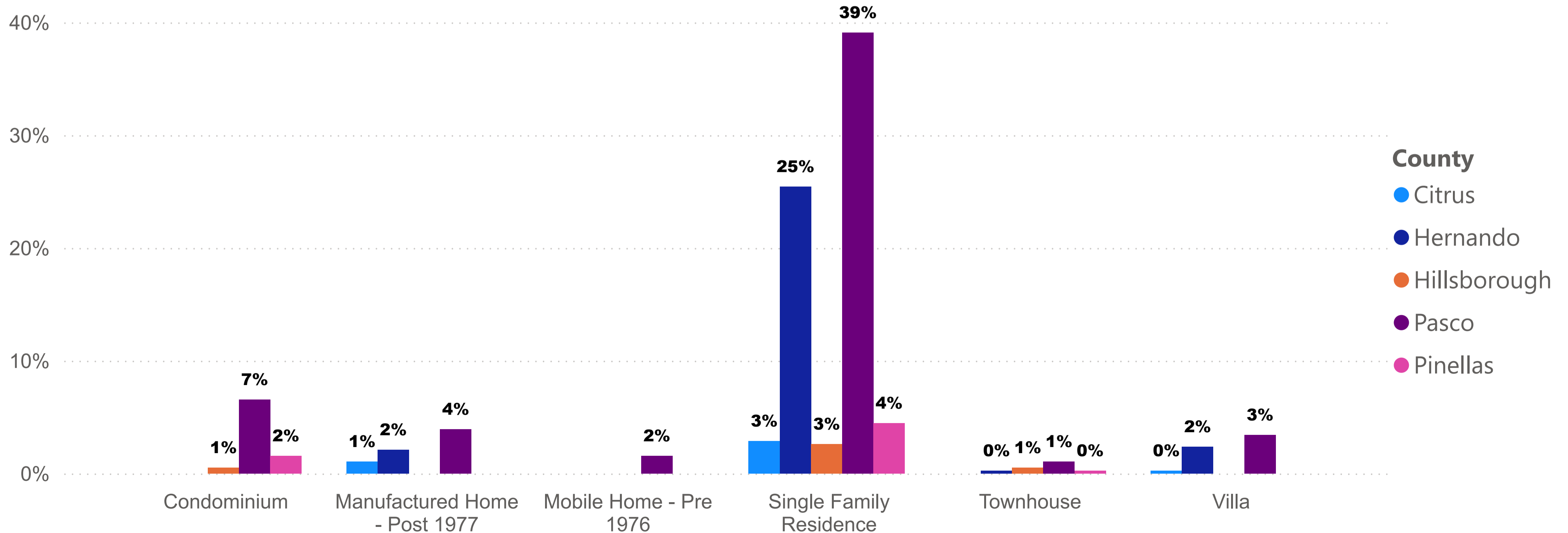
Four Year Sales and Inventory History 2021 - 2024. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1208	3.60
11/30/2023	298	370,538	360,840	97%	42	1337	4.49
12/31/2023	346	375,867	365,081	97%	39	1320	3.82
01/31/2024	252	367,588	356,504	97%	50	1376	5.46
02/29/2024	327	361,028	349,557	97%	52	1465	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	1648	3.71
06/30/2024	359	408,680	396,503	97%	59	1652	4.60
07/31/2024	397	382,154	373,318	98%	60	1643	4.14
08/31/2024	416	376,231	365,986	97%	54	1729	4.16
09/30/2024	325	358,456	346,648	97%	54	1715	5.28
10/31/2024	315	379,055	368,110	97%	65	1645	5.22
11/30/2024	305	370,199	357,324	97%	75	1691	5.54
12/31/2024	395	397,900	383,955	96%	70	1604	4.06

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%	7%	2%	9%
Manufactured Home - Post 1977	1%	2%		4%		7%
Mobile Home - Pre 1976				2%		2%
Single Family Residence	3%	25%	3%	39%	4%	75%
Townhouse		0%	1%	1%	0%	2%
Villa	0%	2%		3%		6%
Total	4%	30%	4%	56%	6%	100%



Board/Association: State Month Year
 ▲ West Pasco FL December 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	2			2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	3	2		5
\$ 160,000 - 179,999	7	3		10
\$ 180,000 - 199,999	6	2		8
\$ 200,000 - 249,999	33	10	2	45
\$ 250,000 - 299,999	21	29	3	53
\$ 300,000 - 349,999	13	40	7	60
\$ 350,000 - 399,999	4	21	14	39
\$ 400,000 - 499,999	1	27	19	47
\$ 500,000 - 599,999	2	10	14	26
\$ 600,000 - 699,999		3	11	14
\$ 700,000 - 799,999		3	5	8
\$ 800,000 - 899,999		2	5	7
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over		3	7	10
Total	100	155	88	343

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999	2			2
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	3			3
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999	5	1		6
\$ 200,000 - 249,999	6	2		8
\$ 250,000 - 299,999	2	4		6
\$ 300,000 - 349,999		6		6
\$ 350,000 - 399,999		3	1	4
\$ 400,000 - 499,999	1			1
\$ 500,000 - 599,999				
\$ 600,000 - 699,999		1		1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over	1		1	2
Total	33	17	2	52

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		3
\$ 60,000 - 69,999	3	2
\$ 70,000 - 79,999	3	2
\$ 80,000 - 89,999	1	4
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	2	14
\$ 120,000 - 139,999	4	25
\$ 140,000 - 159,999	7	27
\$ 160,000 - 179,999	10	30
\$ 180,000 - 199,999	28	21
\$ 200,000 - 249,999	108	56
\$ 250,000 - 299,999	227	38
\$ 300,000 - 349,999	197	38
\$ 350,000 - 399,999	172	13
\$ 400,000 - 499,999	185	11
\$ 500,000 - 599,999	103	1
\$ 600,000 - 699,999	57	2
\$ 700,000 - 799,999	40	2
\$ 800,000 - 899,999	28	
\$ 900,000 - 999,999	16	
\$ 1,000,000 - and over	46	1
Total	1238	292

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999	1	1
\$ 120,000 - 139,999	3	1
\$ 140,000 - 159,999	5	2
\$ 160,000 - 179,999	5	4
\$ 180,000 - 199,999	9	3
\$ 200,000 - 249,999	55	12
\$ 250,000 - 299,999	72	8
\$ 300,000 - 349,999	61	9
\$ 350,000 - 399,999	51	3
\$ 400,000 - 499,999	86	1
\$ 500,000 - 599,999	31	
\$ 600,000 - 699,999	16	
\$ 700,000 - 799,999	8	
\$ 800,000 - 899,999	3	
\$ 900,000 - 999,999	1	2
\$ 1,000,000 - and over	8	
Total	418	48

Time On Market Sort	M-SF	M-Condo
0 - 30	152	20
31-60	63	10
61-90	52	4
91-120	30	6
121-over	46	12
Total	343	52

