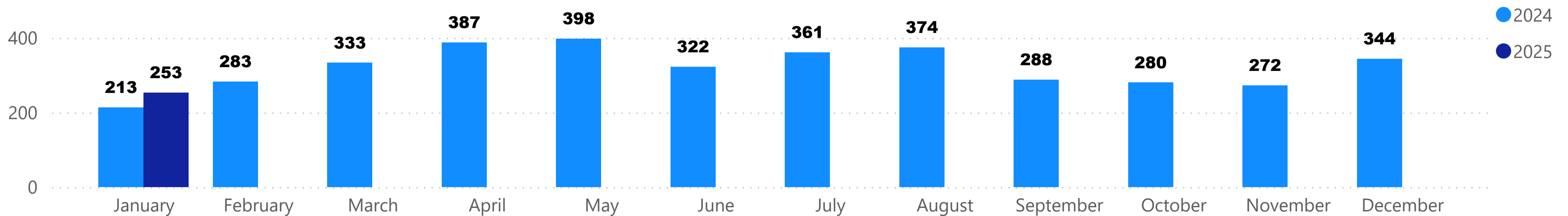


West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

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													
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999	2												2
\$ 120,000 - 139,999	5												5
\$ 140,000 - 159,999	7												7
\$ 160,000 - 179,999	5												5
\$ 180,000 - 199,999	5												5
\$ 200,000 - 249,999	47												47
\$ 250,000 - 299,999	45												45
\$ 300,000 - 349,999	37												37
\$ 350,000 - 399,999	25												25
\$ 400,000 - 499,999	35												35
\$ 500,000 - 599,999	18												18
\$ 600,000 - 699,999	5												5
\$ 700,000 - 799,999	5												5
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over	4												4
Total	253												253

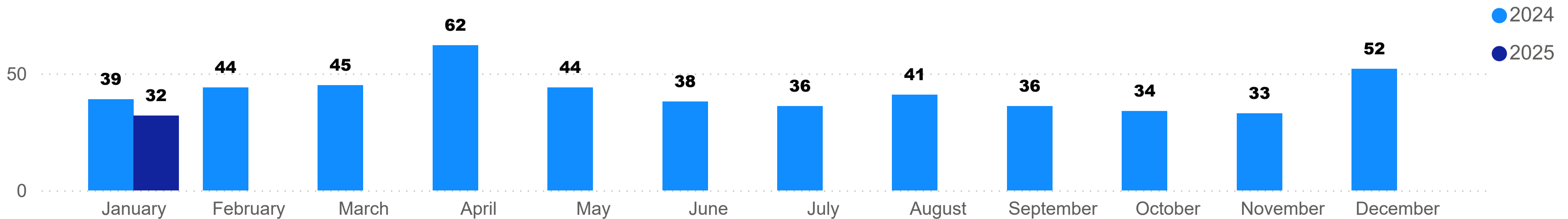




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

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
\$ 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	1												1
\$ 140,000 - 159,999	1												1
\$ 160,000 - 179,999	7												7
\$ 180,000 - 199,999	1												1
\$ 200,000 - 249,999	8												8
\$ 250,000 - 299,999	5												5
\$ 300,000 - 349,999	3												3
\$ 350,000 - 399,999	2												2
\$ 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												1
\$ 1,000,000 - and over													
Total	32												32

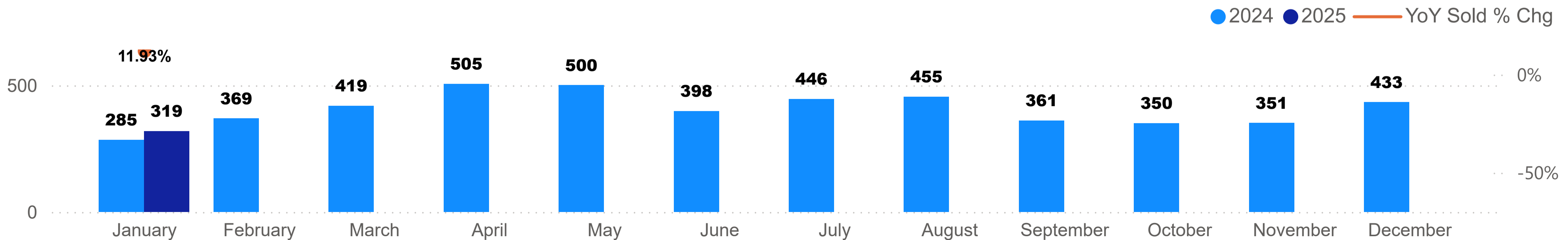




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	6												6
\$ 50,000 - 59,999	3												3
\$ 60,000 - 69,999	2												2
\$ 70,000 - 79,999													
\$ 80,000 - 89,999	3												3
\$ 90,000 - 99,999	2												2
\$ 100,000 - 119,999	7												7
\$ 120,000 - 139,999	10												10
\$ 140,000 - 159,999	10												10
\$ 160,000 - 179,999	15												15
\$ 180,000 - 199,999	8												8
\$ 200,000 - 249,999	56												56
\$ 250,000 - 299,999	52												52
\$ 300,000 - 349,999	41												41
\$ 350,000 - 399,999	29												29
\$ 400,000 - 499,999	36												36
\$ 500,000 - 599,999	18												18
\$ 600,000 - 699,999	5												5
\$ 700,000 - 799,999	5												5
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	2												2
\$ 1,000,000 - and over	5												5
Total	319												319



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	4												4
2	124												124
3	138												138
4	46												46
5	7												7
Total	319												319

Sales by Bathroom Count

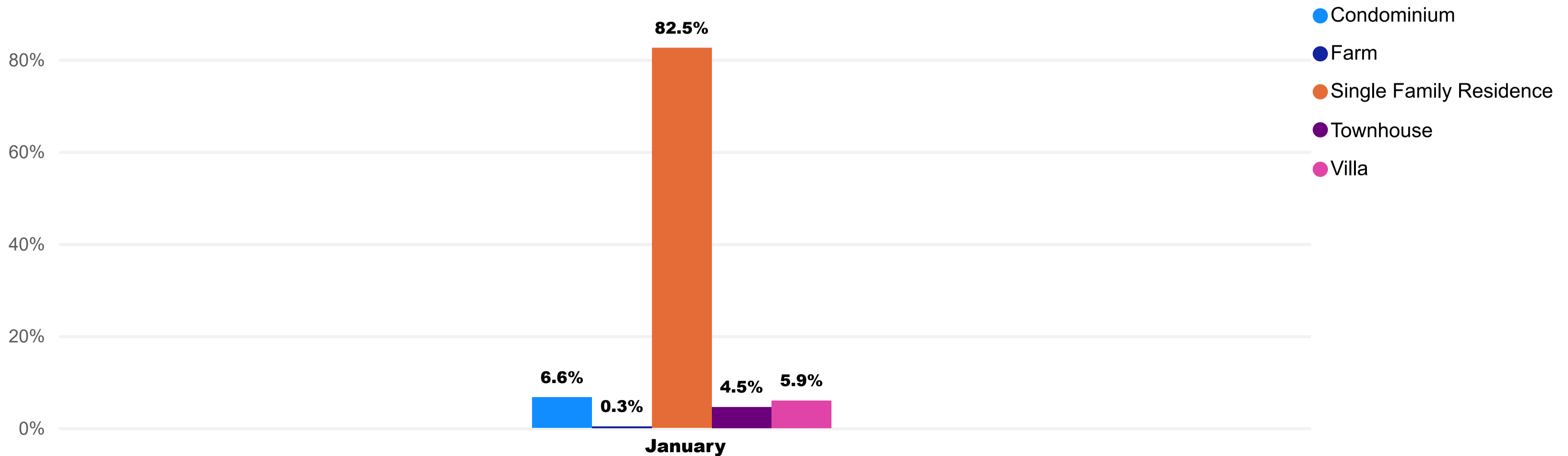
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23												23
2	231												231
3	55												55
4	8												8
5	2												2
Total	319												319

West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	19												19
Farm	1												1
Single Family Residence	236												236
Townhouse	13												13
Villa	17												17
Total	286												286

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - January - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	45,000	45,000	100%	9	
\$ 50,000 - 59,999	1	0%	64,900	52,000	80%	15	4
\$ 60,000 - 69,999							5
\$ 70,000 - 79,999							5
\$ 80,000 - 89,999	1	0%	125,000	80,000	64%	24	6
\$ 90,000 - 99,999	1	0%	99,000	90,000	91%	3	6
\$ 100,000 - 119,999	3	1%	133,167	111,000	83%	74	14
\$ 120,000 - 139,999	6	2%	137,217	129,000	94%	51	29
\$ 140,000 - 159,999	8	3%	157,062	145,125	92%	26	41
\$ 160,000 - 179,999	12	4%	178,783	169,450	95%	70	36
\$ 180,000 - 199,999	6	2%	199,567	188,583	94%	30	62
\$ 200,000 - 249,999	55	19%	234,147	226,787	97%	59	187
\$ 250,000 - 299,999	50	18%	280,704	276,535	99%	72	285
\$ 300,000 - 349,999	40	14%	333,096	324,980	98%	78	251
\$ 350,000 - 399,999	27	9%	388,003	368,185	95%	51	219
\$ 400,000 - 499,999	36	13%	443,461	434,684	98%	53	216
\$ 500,000 - 599,999	18	6%	544,558	533,169	98%	61	118
\$ 600,000 - 699,999	5	2%	648,960	632,200	97%	74	75
\$ 700,000 - 799,999	5	2%	785,560	768,200	98%	54	51
\$ 800,000 - 899,999	4	1%	839,722	841,498	100%	63	29
\$ 900,000 - 999,999	2	1%	994,500	950,000	96%	143	17
\$ 1,000,000 - and over	4	1%	1,357,250	1,301,000	96%	70	53
Total	285	100%	352,931	342,659	97%	62	1709

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 - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	6	1.88%	33,917	28,500	84%	32	
\$ 50,000 - 59,999	3	0.94%	66,633	53,667	81%	21	4
\$ 60,000 - 69,999	2	0.63%	72,500	64,500	89%	96	5
\$ 70,000 - 79,999							5
\$ 80,000 - 89,999	3	0.94%	99,967	82,333	82%	34	6
\$ 90,000 - 99,999	2	0.63%	99,000	94,500	95%	3	6
\$ 100,000 - 119,999	7	2.19%	127,257	108,500	85%	150	14
\$ 120,000 - 139,999	10	3.13%	138,310	130,890	95%	51	29
\$ 140,000 - 159,999	10	3.13%	155,630	144,600	93%	31	41
\$ 160,000 - 179,999	15	4.70%	177,340	168,393	95%	66	36
\$ 180,000 - 199,999	8	2.51%	199,475	188,563	95%	31	62
\$ 200,000 - 249,999	56	17.55%	234,019	226,790	97%	58	187
\$ 250,000 - 299,999	52	16.30%	279,984	275,803	99%	76	285
\$ 300,000 - 349,999	41	12.85%	334,728	324,615	97%	77	251
\$ 350,000 - 399,999	29	9.09%	388,175	368,655	95%	51	219
\$ 400,000 - 499,999	36	11.29%	443,461	434,684	98%	53	216
\$ 500,000 - 599,999	18	5.64%	544,558	533,169	98%	61	118
\$ 600,000 - 699,999	5	1.57%	648,960	632,200	97%	74	75
\$ 700,000 - 799,999	5	1.57%	785,560	768,200	98%	54	51
\$ 800,000 - 899,999	4	1.25%	839,722	841,498	100%	63	29
\$ 900,000 - 999,999	2	0.63%	994,500	950,000	96%	143	17
\$ 1,000,000 - and over	5	1.57%	1,625,800	1,530,800	94%	94	53
Total	319	100.00%	339,165	328,074	97%	63	1709

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®

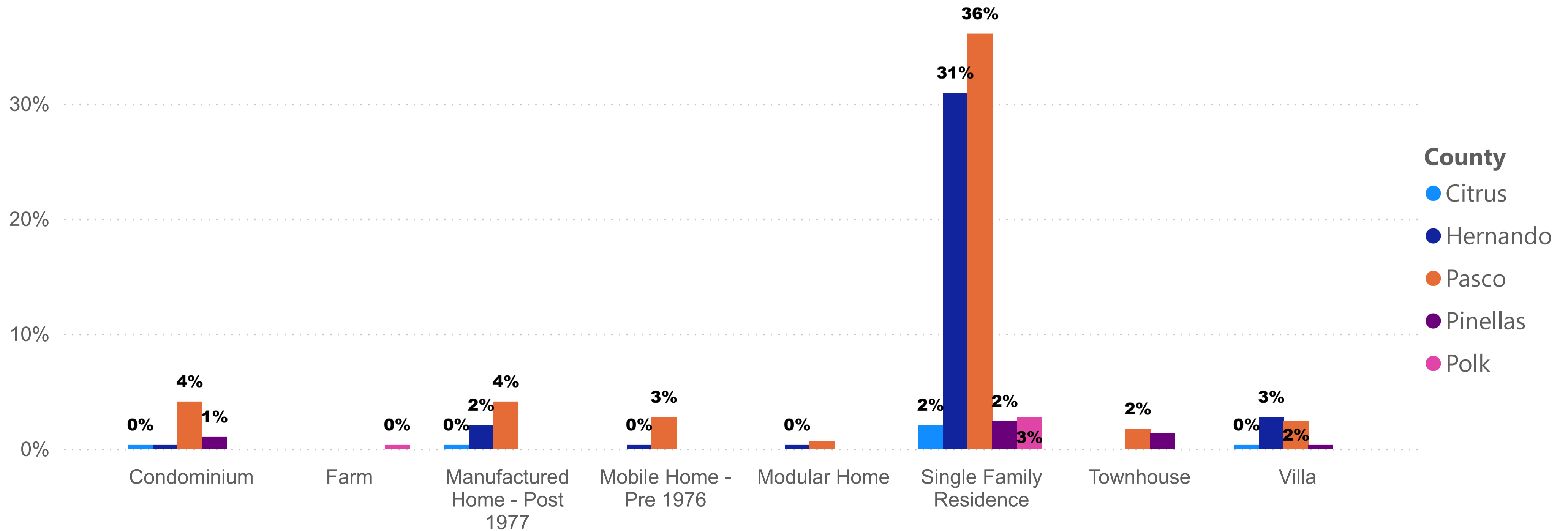
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	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	1495	3.96
04/30/2024	450	362,160	349,883	97%	57	1550	3.44
05/31/2024	443	380,042	368,651	97%	56	1647	3.72
06/30/2024	359	408,680	396,503	97%	59	1651	4.60
07/31/2024	397	382,154	373,318	98%	60	1642	4.14
08/31/2024	416	376,231	365,986	97%	54	1731	4.16
09/30/2024	325	358,456	346,648	97%	54	1718	5.29
10/31/2024	315	379,055	368,110	97%	65	1652	5.24
11/30/2024	305	370,199	357,324	97%	75	1701	5.58
12/31/2024	396	398,454	384,500	96%	70	1631	4.12
01/31/2025	286	361,137	350,027	97%	69	1709	5.98

Top 5 Unit Sales by County and Property Type

** Counties with the same % of Sales maybe Included.*

Property Type	Citrus	Hernando	Pasco	Pinellas	Polk	Total
Condominium	0%	0%	4%	1%		6%
Farm					0%	0%
Manufactured Home - Post 1977	0%	2%	4%			7%
Mobile Home - Pre 1976		0%	3%			3%
Modular Home		0%	1%			1%
Single Family Residence	2%	31%	36%	2%	3%	74%
Townhouse			2%	1%		3%
Villa	0%	3%	2%	0%		6%
Total	3%	37%	52%	5%	3%	100%



Board/Association: State Month Year
 ▲ West Pasco FL January 2025

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	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	5	2		7
\$ 160,000 - 179,999	4	1		5
\$ 180,000 - 199,999	4	1		5
\$ 200,000 - 249,999	29	16	2	47
\$ 250,000 - 299,999	18	24	3	45
\$ 300,000 - 349,999	6	26	5	37
\$ 350,000 - 399,999	3	17	5	25
\$ 400,000 - 499,999	3	16	16	35
\$ 500,000 - 599,999		11	7	18
\$ 600,000 - 699,999			5	5
\$ 700,000 - 799,999		3	2	5
\$ 800,000 - 899,999		1	3	4
\$ 900,000 - 999,999	1			1
\$ 1,000,000 - and over		1	3	4
Total	81	121	51	253

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999	1			1
\$ 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	1			1
\$ 140,000 - 159,999	1			1
\$ 160,000 - 179,999	6	1		7
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	6	2		8
\$ 250,000 - 299,999	3	2		5
\$ 300,000 - 349,999		3		3
\$ 350,000 - 399,999	1		1	2
\$ 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		1
\$ 1,000,000 - and over				
Total	21	10	1	32

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		4
\$ 60,000 - 69,999	3	2
\$ 70,000 - 79,999	1	3
\$ 80,000 - 89,999	2	3
\$ 90,000 - 99,999	2	4
\$ 100,000 - 119,999	1	11
\$ 120,000 - 139,999	4	25
\$ 140,000 - 159,999	6	33
\$ 160,000 - 179,999	8	27
\$ 180,000 - 199,999	31	27
\$ 200,000 - 249,999	119	58
\$ 250,000 - 299,999	234	42
\$ 300,000 - 349,999	212	36
\$ 350,000 - 399,999	199	16
\$ 400,000 - 499,999	205	9
\$ 500,000 - 599,999	108	2
\$ 600,000 - 699,999	72	2
\$ 700,000 - 799,999	49	1
\$ 800,000 - 899,999	29	1
\$ 900,000 - 999,999	15	
\$ 1,000,000 - and over	50	1
Total	1350	307

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999	1	1
\$ 90,000 - 99,999		
\$ 100,000 - 119,999	3	3
\$ 120,000 - 139,999		5
\$ 140,000 - 159,999	7	4
\$ 160,000 - 179,999	4	5
\$ 180,000 - 199,999	12	1
\$ 200,000 - 249,999	51	8
\$ 250,000 - 299,999	84	4
\$ 300,000 - 349,999	78	8
\$ 350,000 - 399,999	60	2
\$ 400,000 - 499,999	90	
\$ 500,000 - 599,999	48	
\$ 600,000 - 699,999	20	
\$ 700,000 - 799,999	10	1
\$ 800,000 - 899,999	1	
\$ 900,000 - 999,999	1	1
\$ 1,000,000 - and over	5	
Total	477	45

Time On Market Sort	M-SF	M-Condo
0 - 30	109	11
31-60	49	4
61-90	36	3
91-120	28	2
121-over	31	12
Total	253	32

