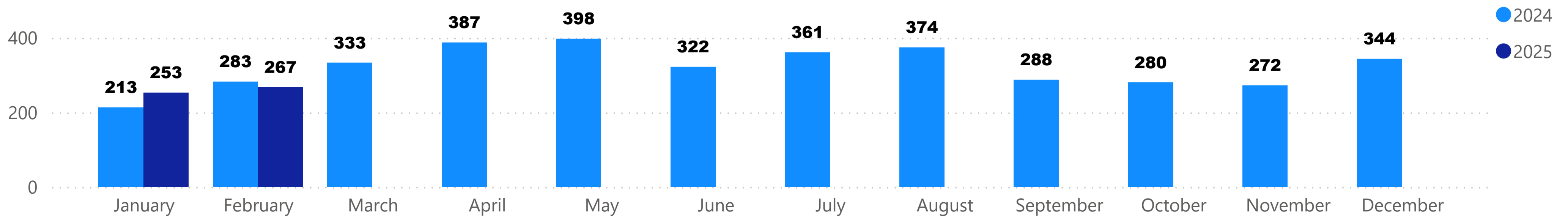


West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

Sales by Price Range - Single Family Homes & Villas

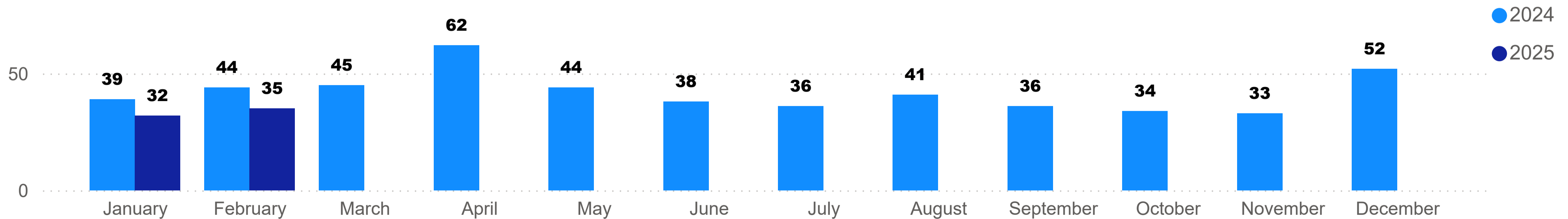
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999													
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1	2											3
\$ 100,000 - 119,999	2	1											3
\$ 120,000 - 139,999	5	1											6
\$ 140,000 - 159,999	7	4											11
\$ 160,000 - 179,999	5	7											12
\$ 180,000 - 199,999	5	10											15
\$ 200,000 - 249,999	47	37											84
\$ 250,000 - 299,999	45	58											103
\$ 300,000 - 349,999	37	40											77
\$ 350,000 - 399,999	25	26											51
\$ 400,000 - 499,999	35	39											74
\$ 500,000 - 599,999	18	17											35
\$ 600,000 - 699,999	5	11											16
\$ 700,000 - 799,999	5	8											13
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	1	2											3
\$ 1,000,000 - and over	4	3											7
Total	253	267											520



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2025

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

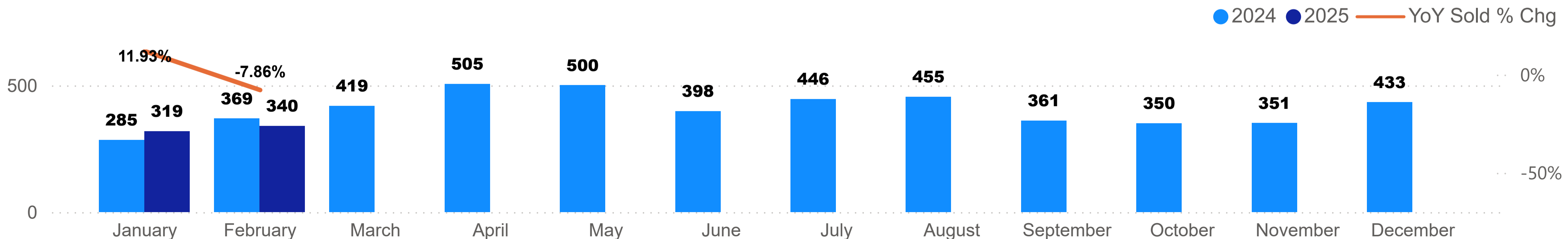
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999	1	1											2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999		2											2
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1	2											3
\$ 120,000 - 139,999	1	4											5
\$ 140,000 - 159,999	1	4											5
\$ 160,000 - 179,999	7	4											11
\$ 180,000 - 199,999	1												1
\$ 200,000 - 249,999	8	3											11
\$ 250,000 - 299,999	5	4											9
\$ 300,000 - 349,999	3	6											9
\$ 350,000 - 399,999	2	1											3
\$ 400,000 - 499,999	1												1
\$ 500,000 - 599,999		1											1
\$ 600,000 - 699,999													
\$ 700,000 - 799,999		1											1
\$ 800,000 - 899,999		1											1
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over													
Total	32	35											67



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	2											8
\$ 50,000 - 59,999	3												3
\$ 60,000 - 69,999	2	3											5
\$ 70,000 - 79,999		5											5
\$ 80,000 - 89,999	3	2											5
\$ 90,000 - 99,999	2	4											6
\$ 100,000 - 119,999	7	7											14
\$ 120,000 - 139,999	10	7											17
\$ 140,000 - 159,999	10	11											21
\$ 160,000 - 179,999	15	17											32
\$ 180,000 - 199,999	8	15											23
\$ 200,000 - 249,999	56	43											99
\$ 250,000 - 299,999	52	65											117
\$ 300,000 - 349,999	41	47											88
\$ 350,000 - 399,999	29	28											57
\$ 400,000 - 499,999	36	40											76
\$ 500,000 - 599,999	18	18											36
\$ 600,000 - 699,999	5	11											16
\$ 700,000 - 799,999	5	9											14
\$ 800,000 - 899,999	4	1											5
\$ 900,000 - 999,999	2	2											4
\$ 1,000,000 - and over	5	3											8
Total	319	340											659



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	7											11
2	124	121											245
3	138	153											291
4	46	41											87
5	7	14											21
6+		4											4
Total	319	340											659

Sales by Bathroom Count

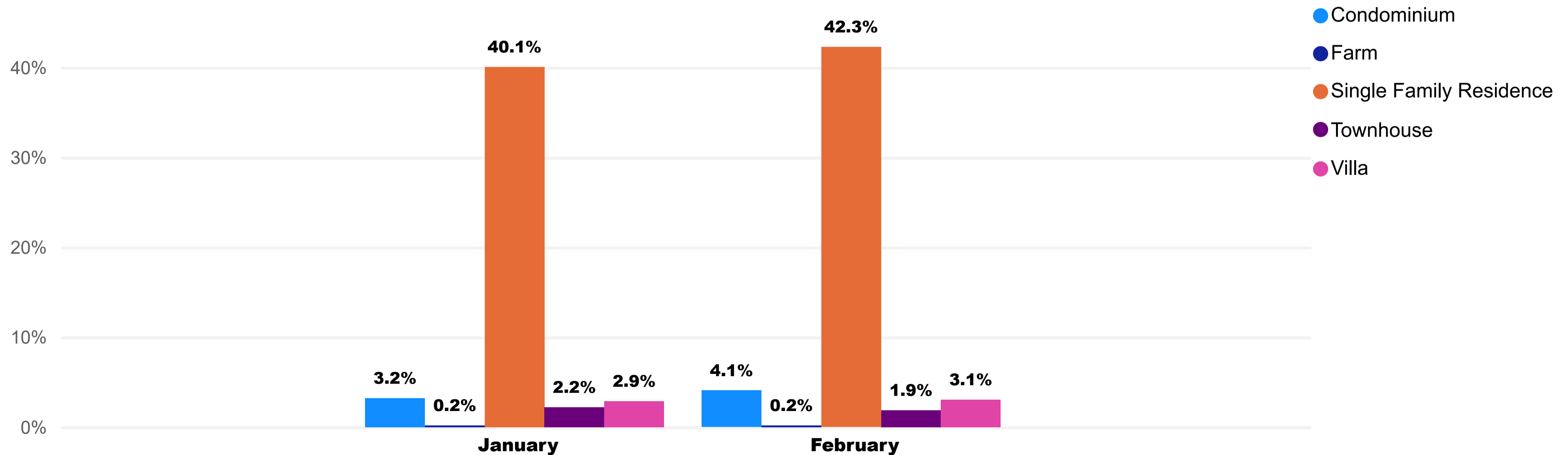
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31											54
2	231	228											459
3	55	70											125
4	8	7											15
5	2	3											5
6+		1											1
Total	319	340											659

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	24											43
Farm	1	1											2
Single Family Residence	236	249											485
Townhouse	13	11											24
Villa	17	18											35
Total	286	303											589

YTD % of Sales by Property Type





West Pasco Board of REALTORS® Multiple Listing One Month Sales and Inventory Report - February - 2025

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	50,000	45,000	90%	8	
\$ 50,000 - 59,999							5
\$ 60,000 - 69,999	2	1%	77,200	65,000	84%	39	5
\$ 70,000 - 79,999	2	1%	89,900	72,500	81%	8	8
\$ 80,000 - 89,999							5
\$ 90,000 - 99,999	2	1%	130,000	95,000	73%	31	6
\$ 100,000 - 119,999	3	1%	111,633	101,667	91%	15	15
\$ 120,000 - 139,999	5	2%	138,720	133,780	96%	92	35
\$ 140,000 - 159,999	8	3%	154,425	148,750	96%	78	53
\$ 160,000 - 179,999	11	4%	173,573	169,773	98%	59	46
\$ 180,000 - 199,999	10	3%	205,130	186,450	91%	78	68
\$ 200,000 - 249,999	40	13%	233,700	223,088	95%	83	177
\$ 250,000 - 299,999	62	21%	280,620	275,662	98%	71	301
\$ 300,000 - 349,999	46	15%	334,447	322,777	97%	73	255
\$ 350,000 - 399,999	27	9%	382,719	370,350	97%	61	220
\$ 400,000 - 499,999	39	13%	465,068	449,687	97%	51	250
\$ 500,000 - 599,999	18	6%	558,661	549,733	98%	96	129
\$ 600,000 - 699,999	11	4%	671,045	651,703	97%	62	79
\$ 700,000 - 799,999	9	3%	782,604	764,726	98%	28	45
\$ 800,000 - 899,999	1	0%	999,900	825,825	83%	84	37
\$ 900,000 - 999,999	2	1%	959,995	937,500	98%	70	25
\$ 1,000,000 - and over	3	1%	1,897,667	1,783,333	94%	110	50
Total	302	100%	366,108	353,651	97%	68	1814

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	8	1.21%	38,438	32,000	83%	29	
\$ 50,000 - 59,999	3	0.46%	66,633	53,667	81%	21	5
\$ 60,000 - 69,999	5	0.76%	75,860	65,400	86%	70	5
\$ 70,000 - 79,999	5	0.76%	83,740	73,400	88%	37	8
\$ 80,000 - 89,999	5	0.76%	101,940	82,400	81%	35	5
\$ 90,000 - 99,999	6	0.91%	107,983	93,167	86%	23	6
\$ 100,000 - 119,999	14	2.12%	122,686	107,607	88%	95	15
\$ 120,000 - 139,999	17	2.58%	139,344	131,982	95%	59	35
\$ 140,000 - 159,999	21	3.19%	156,343	146,548	94%	46	53
\$ 160,000 - 179,999	32	4.86%	176,369	169,403	96%	55	46
\$ 180,000 - 199,999	23	3.49%	202,152	188,213	93%	55	68
\$ 200,000 - 249,999	99	15.02%	233,716	224,936	96%	68	177
\$ 250,000 - 299,999	117	17.75%	280,372	275,366	98%	73	301
\$ 300,000 - 349,999	88	13.35%	334,641	323,602	97%	75	255
\$ 350,000 - 399,999	57	8.65%	385,375	369,481	96%	56	220
\$ 400,000 - 499,999	76	11.53%	454,635	442,782	97%	51	250
\$ 500,000 - 599,999	36	5.46%	551,609	541,451	98%	78	129
\$ 600,000 - 699,999	16	2.43%	664,143	645,608	97%	66	79
\$ 700,000 - 799,999	14	2.12%	783,660	765,967	98%	37	45
\$ 800,000 - 899,999	5	0.76%	871,757	838,363	96%	67	37
\$ 900,000 - 999,999	4	0.61%	977,248	943,750	97%	107	25
\$ 1,000,000 - and over	8	1.21%	1,727,750	1,625,500	94%	100	50
Total	659	100.00%	342,306	330,578	97%	64	1814

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®

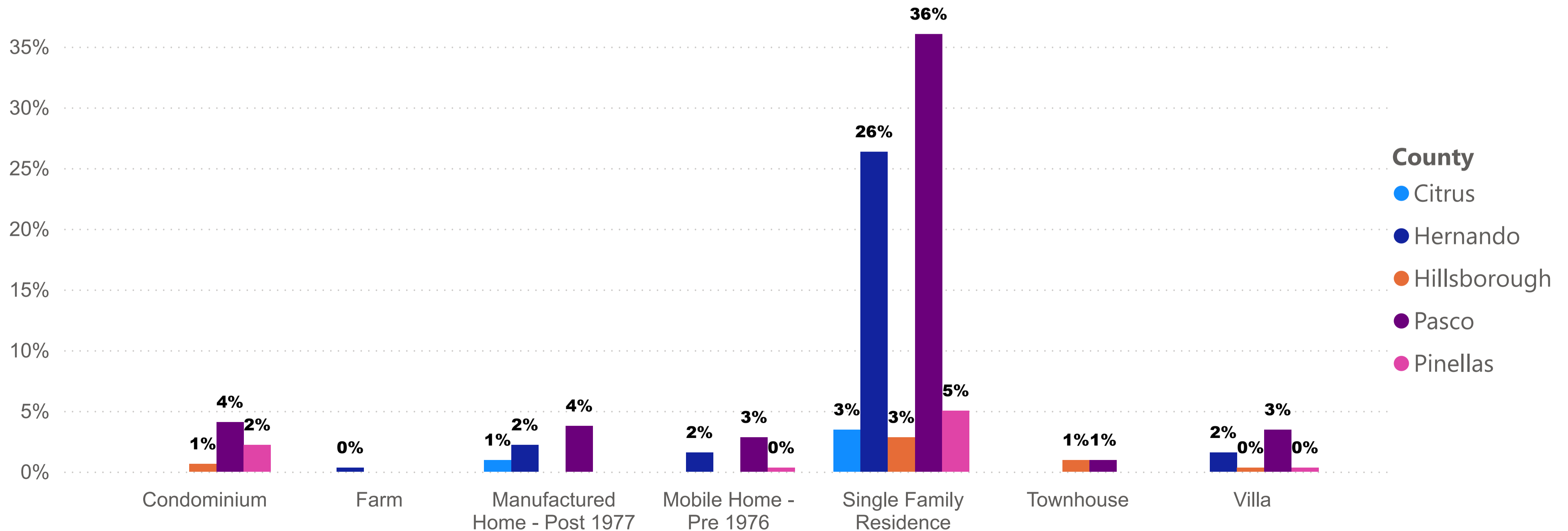
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	1733	4.17
09/30/2024	325	358,456	346,648	97%	54	1723	5.30
10/31/2024	315	379,055	368,110	97%	65	1665	5.29
11/30/2024	305	370,199	357,324	97%	75	1720	5.64
12/31/2024	396	398,454	384,450	96%	70	1658	4.19
01/31/2025	286	361,137	350,027	97%	69	1770	6.19
02/28/2025	303	366,384	354,019	97%	75	1814	5.99

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%	4%	2%	7%
Farm		0%				0%
Manufactured Home - Post 1977	1%	2%		4%		7%
Mobile Home - Pre 1976		2%		3%	0%	5%
Single Family Residence	3%	26%	3%	36%	5%	74%
Townhouse			1%	1%		2%
Villa		2%	0%	3%	0%	6%
Total	4%	32%	5%	51%	8%	100%



Board/Association: State Month Year
 ▲ West Pasco FL February 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				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1	1		2
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	6	1		7
\$ 180,000 - 199,999	7	3		10
\$ 200,000 - 249,999	25	11	1	37
\$ 250,000 - 299,999	21	31	6	58
\$ 300,000 - 349,999	14	23	3	40
\$ 350,000 - 399,999	3	16	7	26
\$ 400,000 - 499,999	2	22	15	39
\$ 500,000 - 599,999		6	11	17
\$ 600,000 - 699,999		4	7	11
\$ 700,000 - 799,999		4	4	8
\$ 800,000 - 899,999				
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over			3	3
Total	86	123	58	267

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	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2			2
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	3			3
\$ 250,000 - 299,999		4		4
\$ 300,000 - 349,999		6		6
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999				
\$ 500,000 - 599,999	1			1
\$ 600,000 - 699,999				
\$ 700,000 - 799,999	1			1
\$ 800,000 - 899,999		1		1
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	24	11		35

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		6
\$ 60,000 - 69,999	2	2
\$ 70,000 - 79,999	4	2
\$ 80,000 - 89,999	1	4
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999	2	12
\$ 120,000 - 139,999	1	32
\$ 140,000 - 159,999	8	38
\$ 160,000 - 179,999	9	34
\$ 180,000 - 199,999	29	30
\$ 200,000 - 249,999	105	51
\$ 250,000 - 299,999	230	53
\$ 300,000 - 349,999	229	36
\$ 350,000 - 399,999	219	18
\$ 400,000 - 499,999	221	20
\$ 500,000 - 599,999	124	6
\$ 600,000 - 699,999	72	2
\$ 700,000 - 799,999	47	2
\$ 800,000 - 899,999	35	2
\$ 900,000 - 999,999	25	
\$ 1,000,000 - and over	50	2
Total	1414	356

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	
\$ 70,000 - 79,999		2
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999	2	3
\$ 120,000 - 139,999	4	6
\$ 140,000 - 159,999	9	7
\$ 160,000 - 179,999	5	7
\$ 180,000 - 199,999	22	2
\$ 200,000 - 249,999	57	12
\$ 250,000 - 299,999	129	4
\$ 300,000 - 349,999	99	8
\$ 350,000 - 399,999	83	5
\$ 400,000 - 499,999	108	9
\$ 500,000 - 599,999	53	2
\$ 600,000 - 699,999	18	3
\$ 700,000 - 799,999	9	
\$ 800,000 - 899,999	8	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	9	
Total	621	72

Time On Market Sort	M-SF	M-Condo
0 - 30	107	11
31-60	57	6
61-90	29	8
91-120	21	3
121-over	53	7
Total	267	35

