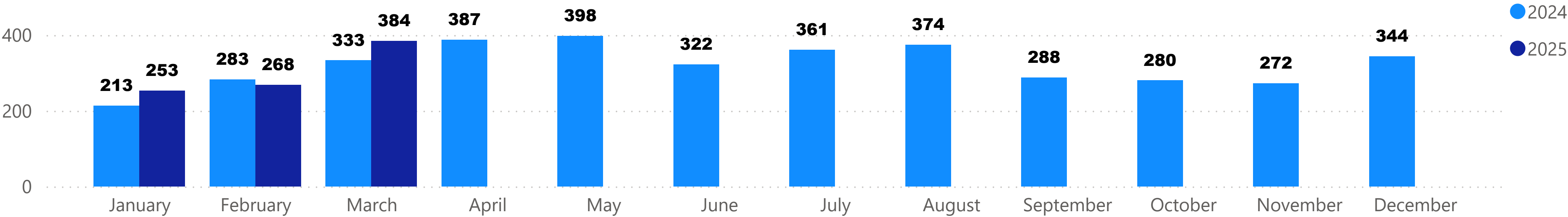




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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			1										1
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999			1										1
\$ 70,000 - 79,999		1	2										3
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1	2											3
\$ 100,000 - 119,999	2	1	1										4
\$ 120,000 - 139,999	5	1	2										8
\$ 140,000 - 159,999	7	4	5										16
\$ 160,000 - 179,999	5	7	10										22
\$ 180,000 - 199,999	5	10	8										23
\$ 200,000 - 249,999	47	37	62										146
\$ 250,000 - 299,999	45	58	66										169
\$ 300,000 - 349,999	37	40	60										137
\$ 350,000 - 399,999	25	26	48										99
\$ 400,000 - 499,999	35	39	62										136
\$ 500,000 - 599,999	18	18	27										63
\$ 600,000 - 699,999	5	11	9										25
\$ 700,000 - 799,999	5	8	11										24
\$ 800,000 - 899,999	4		2										6
\$ 900,000 - 999,999	2	2	1										5
\$ 1,000,000 - and over	3	3	6										12
Total	253	268	384										905

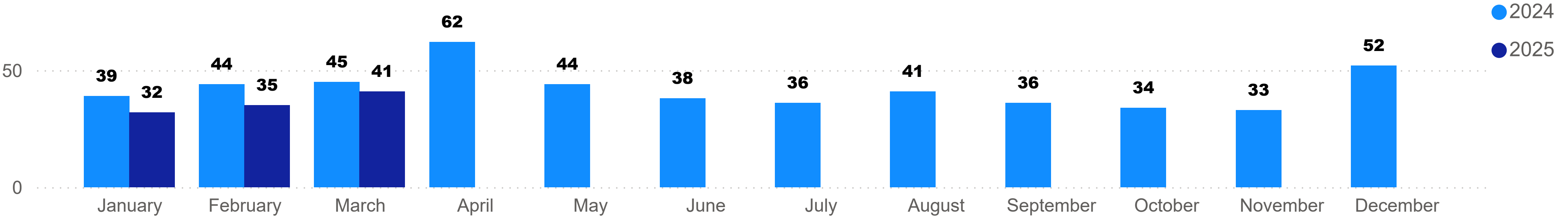




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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			1										1
\$ 90,000 - 99,999													
\$ 100,000 - 119,999	1	2	6										9
\$ 120,000 - 139,999	1	4	3										8
\$ 140,000 - 159,999	1	4	5										10
\$ 160,000 - 179,999	7	4	4										15
\$ 180,000 - 199,999	1												1
\$ 200,000 - 249,999	8	3	7										18
\$ 250,000 - 299,999	5	4	5										14
\$ 300,000 - 349,999	3	6	3										12
\$ 350,000 - 399,999	2	1	5										8
\$ 400,000 - 499,999	1												1
\$ 500,000 - 599,999		1	2										3
\$ 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	41										108

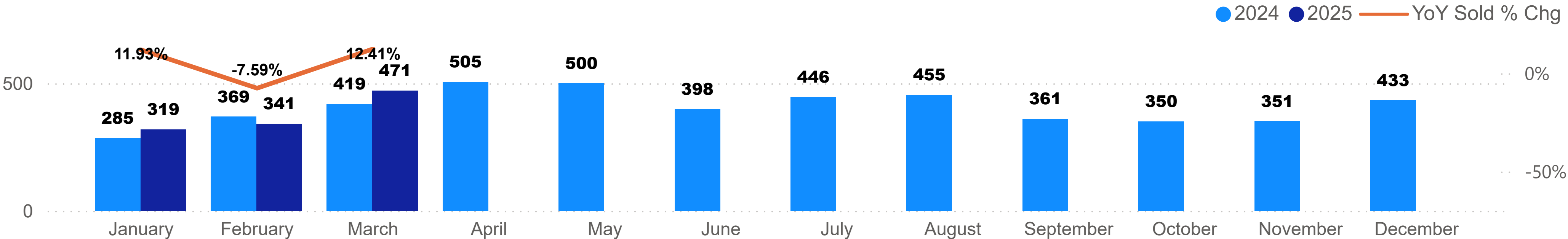




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	2										10
\$ 50,000 - 59,999	3		2										5
\$ 60,000 - 69,999	2	3	2										7
\$ 70,000 - 79,999		5	4										9
\$ 80,000 - 89,999	3	2	6										11
\$ 90,000 - 99,999	2	4	4										10
\$ 100,000 - 119,999	7	7	8										22
\$ 120,000 - 139,999	10	7	16										33
\$ 140,000 - 159,999	10	11	12										33
\$ 160,000 - 179,999	15	17	17										49
\$ 180,000 - 199,999	8	15	13										36
\$ 200,000 - 249,999	56	43	75										174
\$ 250,000 - 299,999	52	65	74										191
\$ 300,000 - 349,999	41	47	63										151
\$ 350,000 - 399,999	29	28	53										110
\$ 400,000 - 499,999	36	40	62										138
\$ 500,000 - 599,999	18	19	29										66
\$ 600,000 - 699,999	5	11	9										25
\$ 700,000 - 799,999	5	9	11										25
\$ 800,000 - 899,999	4	1	2										7
\$ 900,000 - 999,999	3	2	1										6
\$ 1,000,000 - and over	4	3	6										13
Total	319	341	471										1131





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	14										25
2	124	121	154										399
3	138	153	225										516
4	46	41	65										152
5	7	15	13										35
6+		4											4
Total	319	341	471										1131

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50										104
2	231	228	325										784
3	55	71	84										210
4	8	7	7										22
5	2	3	5										10
6+		1											1
Total	319	341	471										1131

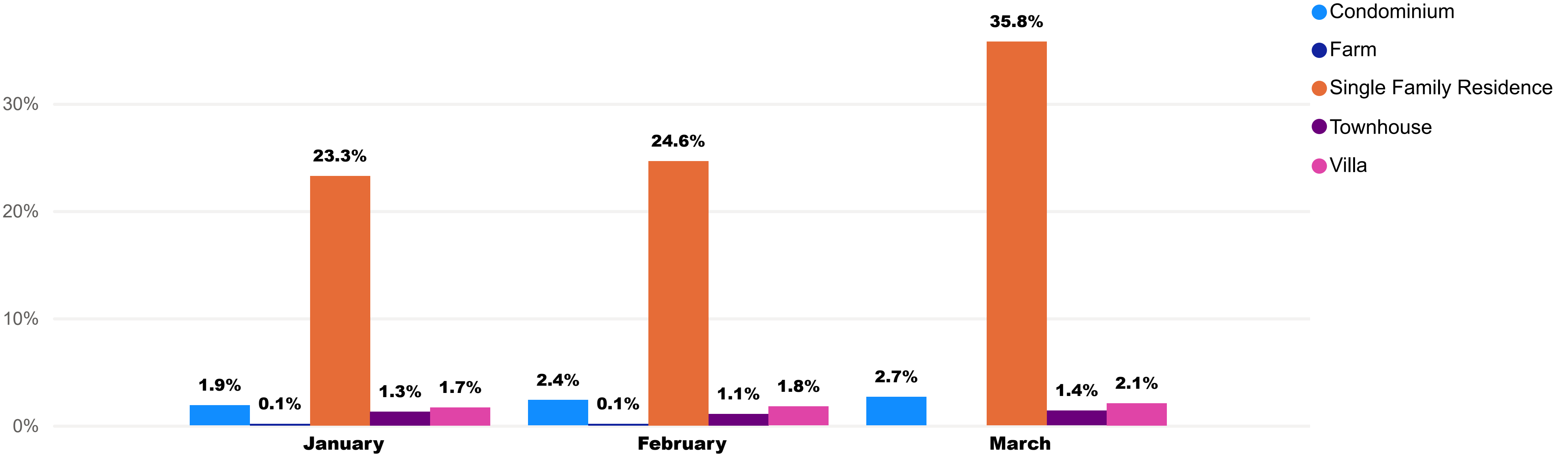


West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	19	24	27										70
Farm	1	1											2
Single Family Residence	236	250	363										849
Townhouse	13	11	14										38
Villa	17	18	21										56
Total	286	304	425										1015

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	42,000	38,500	92%	13	
\$ 50,000 - 59,999							7
\$ 60,000 - 69,999	1	0%	129,000	63,000	49%	15	5
\$ 70,000 - 79,999	2	0%	77,500	72,500	94%	29	7
\$ 80,000 - 89,999	1	0%	94,000	85,000	90%	61	6
\$ 90,000 - 99,999							3
\$ 100,000 - 119,999	7	2%	114,957	111,257	97%	87	16
\$ 120,000 - 139,999	5	1%	147,480	131,600	89%	41	36
\$ 140,000 - 159,999	10	2%	161,260	149,410	93%	44	43
\$ 160,000 - 179,999	14	3%	188,734	171,093	91%	82	49
\$ 180,000 - 199,999	8	2%	205,812	186,750	91%	51	64
\$ 200,000 - 249,999	69	16%	232,941	223,116	96%	58	182
\$ 250,000 - 299,999	71	17%	278,646	272,789	98%	59	300
\$ 300,000 - 349,999	63	15%	327,247	321,546	98%	51	263
\$ 350,000 - 399,999	53	12%	383,222	372,874	97%	63	232
\$ 400,000 - 499,999	62	15%	442,824	437,792	99%	60	254
\$ 500,000 - 599,999	29	7%	557,255	538,786	97%	81	136
\$ 600,000 - 699,999	9	2%	635,002	626,136	99%	73	105
\$ 700,000 - 799,999	11	3%	792,291	749,445	95%	67	53
\$ 800,000 - 899,999	2	0%	857,200	825,000	96%	304	37
\$ 900,000 - 999,999	1	0%	1,050,000	925,000	88%	9	24
\$ 1,000,000 - and over	6	1%	1,303,717	1,256,667	96%	88	50
Total	425	100%	360,659	349,874	97%	62	1872

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	10	0.88%	37,950	31,150	82%	32	
\$ 50,000 - 59,999	5	0.44%	64,940	54,000	83%	22	7
\$ 60,000 - 69,999	7	0.62%	89,757	64,286	72%	83	5
\$ 70,000 - 79,999	9	0.80%	83,733	73,667	88%	40	7
\$ 80,000 - 89,999	11	0.97%	97,718	83,238	85%	42	6
\$ 90,000 - 99,999	10	0.88%	112,080	95,190	85%	44	3
\$ 100,000 - 119,999	22	1.95%	120,100	109,264	91%	90	16
\$ 120,000 - 139,999	33	2.92%	139,789	131,830	94%	63	36
\$ 140,000 - 159,999	33	2.92%	157,688	147,321	93%	46	43
\$ 160,000 - 179,999	49	4.33%	179,479	169,882	95%	65	49
\$ 180,000 - 199,999	36	3.18%	202,078	188,272	93%	60	64
\$ 200,000 - 249,999	174	15.38%	233,111	224,233	96%	64	182
\$ 250,000 - 299,999	191	16.89%	279,739	274,454	98%	69	300
\$ 300,000 - 349,999	151	13.35%	331,556	322,744	97%	65	263
\$ 350,000 - 399,999	110	9.73%	384,338	371,116	97%	59	232
\$ 400,000 - 499,999	138	12.20%	449,328	440,540	98%	55	254
\$ 500,000 - 599,999	66	5.84%	553,545	539,889	98%	79	136
\$ 600,000 - 699,999	25	2.21%	653,653	638,598	98%	69	105
\$ 700,000 - 799,999	25	2.21%	787,457	758,697	96%	50	53
\$ 800,000 - 899,999	7	0.62%	867,598	834,545	96%	135	37
\$ 900,000 - 999,999	6	0.53%	1,034,832	941,667	91%	74	24
\$ 1,000,000 - and over	13	1.15%	1,568,792	1,489,154	95%	101	50
Total	1131	100.00%	341,635	330,225	97%	64	1872

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.

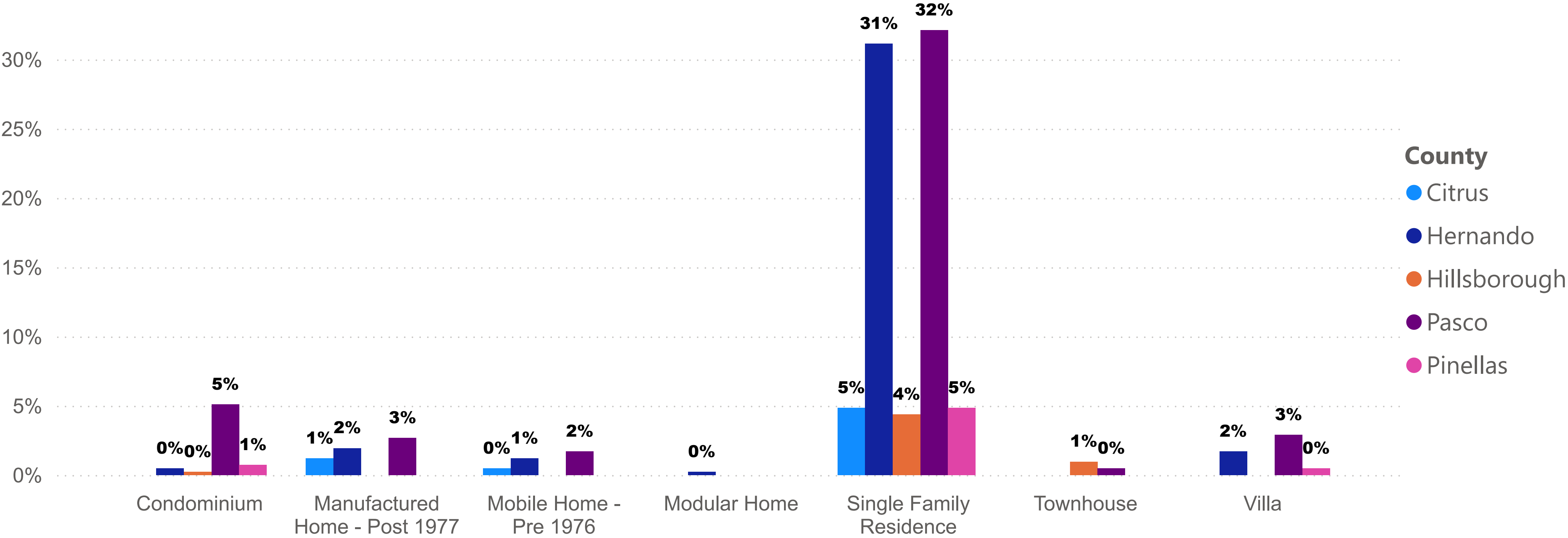
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1724	5.30
10/31/2024	315	379,055	368,110	97%	65	1667	5.29
11/30/2024	305	370,199	357,324	97%	75	1722	5.65
12/31/2024	396	398,454	384,450	96%	70	1664	4.20
01/31/2025	286	361,137	349,206	97%	69	1783	6.23
02/28/2025	304	366,875	354,551	97%	75	1848	6.08
03/31/2025	425	360,659	349,874	97%	68	1872	4.40

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%	5%	1%	7%
Manufactured Home - Post 1977	1%	2%		3%		6%
Mobile Home - Pre 1976	0%	1%		2%		3%
Modular Home		0%				0%
Single Family Residence	5%	31%	4%	32%	5%	77%
Townhouse			1%	0%		1%
Villa		2%		3%	0%	5%
Total	7%	37%	6%	45%	6%	100%



Board/Association: State Month Year

West Pasco FL March 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

Price Range	2 or Less	3	4 or More	Total
▲				
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999	1	1		2
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	1	1		2
\$ 140,000 - 159,999	4	1		5
\$ 160,000 - 179,999	8	2		10
\$ 180,000 - 199,999	8			8
\$ 200,000 - 249,999	39	20	3	62
\$ 250,000 - 299,999	26	33	7	66
\$ 300,000 - 349,999	11	40	9	60
\$ 350,000 - 399,999	7	33	8	48
\$ 400,000 - 499,999	2	43	17	62
\$ 500,000 - 599,999		15	12	27
\$ 600,000 - 699,999		3	6	9
\$ 700,000 - 799,999		6	5	11
\$ 800,000 - 899,999			2	2
\$ 900,000 - 999,999	1			1
\$ 1,000,000 - and over		1	5	6
Total	111	199	74	384

Condominium / Cooperative Units

Number of Bedrooms

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	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	7			7
\$ 250,000 - 299,999	2	3		5
\$ 300,000 - 349,999		3		3
\$ 350,000 - 399,999	1	4		5
\$ 400,000 - 499,999				
\$ 500,000 - 599,999	2			2
\$ 600,000 - 699,999				
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	29	12		41

Active Listings

(Unsold Homes)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		
\$ 50,000 - 59,999		7
\$ 60,000 - 69,999	2	2
\$ 70,000 - 79,999	4	3
\$ 80,000 - 89,999	3	6
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	2	16
\$ 120,000 - 139,999	3	31
\$ 140,000 - 159,999	3	40
\$ 160,000 - 179,999	8	38
\$ 180,000 - 199,999	30	33
\$ 200,000 - 249,999	122	47
\$ 250,000 - 299,999	218	58
\$ 300,000 - 349,999	222	35
\$ 350,000 - 399,999	213	19
\$ 400,000 - 499,999	230	19
\$ 500,000 - 599,999	140	3
\$ 600,000 - 699,999	99	8
\$ 700,000 - 799,999	49	5
\$ 800,000 - 899,999	35	2
\$ 900,000 - 999,999	26	1
\$ 1,000,000 - and over	48	2
Total	1458	377

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		1
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999	2	
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		2
\$ 100,000 - 119,999	2	3
\$ 120,000 - 139,999	3	8
\$ 140,000 - 159,999	7	8
\$ 160,000 - 179,999	10	9
\$ 180,000 - 199,999	15	1
\$ 200,000 - 249,999	60	8
\$ 250,000 - 299,999	145	7
\$ 300,000 - 349,999	108	13
\$ 350,000 - 399,999	110	4
\$ 400,000 - 499,999	110	9
\$ 500,000 - 599,999	50	2
\$ 600,000 - 699,999	25	3
\$ 700,000 - 799,999	9	1
\$ 800,000 - 899,999	11	
\$ 900,000 - 999,999	6	
\$ 1,000,000 - and over	9	
Total	683	81

Time On Market Sort	M-SF	M-Condo
0 - 30	174	16
31-60	46	7
61-90	56	9
91-120	52	2
121-over	56	7
Total	384	41

