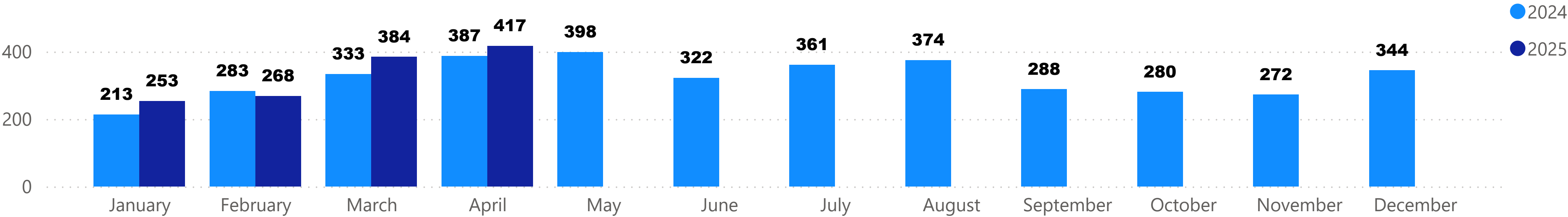




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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									2
\$ 70,000 - 79,999		1	2										3
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1	2		2									5
\$ 100,000 - 119,999	2	1	1	1									5
\$ 120,000 - 139,999	5	1	2	8									16
\$ 140,000 - 159,999	7	4	5	7									23
\$ 160,000 - 179,999	5	7	10	6									28
\$ 180,000 - 199,999	5	10	8	15									38
\$ 200,000 - 249,999	47	37	62	55									201
\$ 250,000 - 299,999	45	58	66	86									255
\$ 300,000 - 349,999	37	40	60	67									204
\$ 350,000 - 399,999	25	26	48	62									161
\$ 400,000 - 499,999	35	39	62	52									188
\$ 500,000 - 599,999	18	18	27	26									89
\$ 600,000 - 699,999	5	11	9	12									37
\$ 700,000 - 799,999	5	8	11	6									30
\$ 800,000 - 899,999	4		2	6									12
\$ 900,000 - 999,999	2	2	1	2									7
\$ 1,000,000 - and over	3	3	6	3									15
Total	253	268	384	417									1322

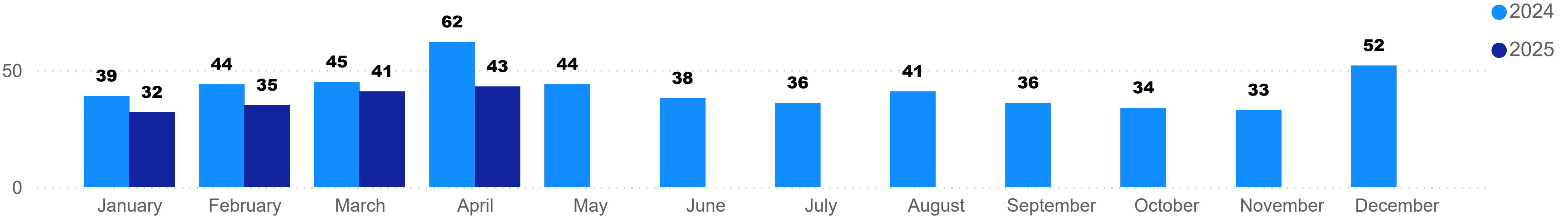




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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									4
\$ 50,000 - 59,999				1									1
\$ 60,000 - 69,999		2											2
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999			1	1									2
\$ 90,000 - 99,999				2									2
\$ 100,000 - 119,999	1	2	6	3									12
\$ 120,000 - 139,999	1	4	3	5									13
\$ 140,000 - 159,999	1	4	5	6									16
\$ 160,000 - 179,999	7	4	4	4									19
\$ 180,000 - 199,999	1			4									5
\$ 200,000 - 249,999	8	3	7	7									25
\$ 250,000 - 299,999	5	4	5	2									16
\$ 300,000 - 349,999	3	6	3	3									15
\$ 350,000 - 399,999	2	1	5	2									10
\$ 400,000 - 499,999	1			1									2
\$ 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	43									151

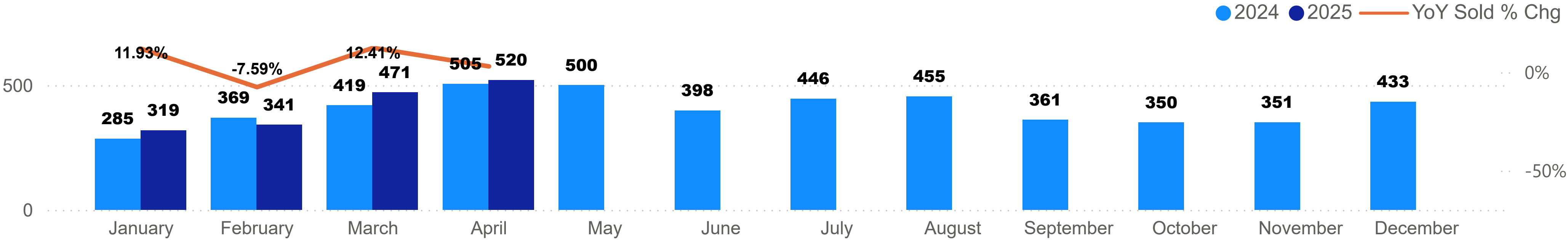




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	12									22
\$ 50,000 - 59,999	3		2	2									7
\$ 60,000 - 69,999	2	3	2	1									8
\$ 70,000 - 79,999		5	4	1									10
\$ 80,000 - 89,999	3	2	6	4									15
\$ 90,000 - 99,999	2	4	4	5									15
\$ 100,000 - 119,999	7	7	8	5									27
\$ 120,000 - 139,999	10	7	16	20									53
\$ 140,000 - 159,999	10	11	12	18									51
\$ 160,000 - 179,999	15	17	17	15									64
\$ 180,000 - 199,999	8	15	13	22									58
\$ 200,000 - 249,999	56	43	75	71									245
\$ 250,000 - 299,999	52	65	74	95									286
\$ 300,000 - 349,999	41	47	63	73									224
\$ 350,000 - 399,999	29	28	53	65									175
\$ 400,000 - 499,999	36	40	62	53									191
\$ 500,000 - 599,999	18	19	29	28									94
\$ 600,000 - 699,999	5	11	9	12									37
\$ 700,000 - 799,999	5	9	11	6									31
\$ 800,000 - 899,999	4	1	2	6									13
\$ 900,000 - 999,999	3	2	1	2									8
\$ 1,000,000 - and over	4	3	6	4									17
Total	319	341	471	520									1651



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	13									38
2	124	121	154	190									589
3	138	153	225	233									749
4	46	41	65	73									225
5	7	15	13	10									45
6+		4		1									5
Total	319	341	471	520									1651

Sales by Bathroom Count

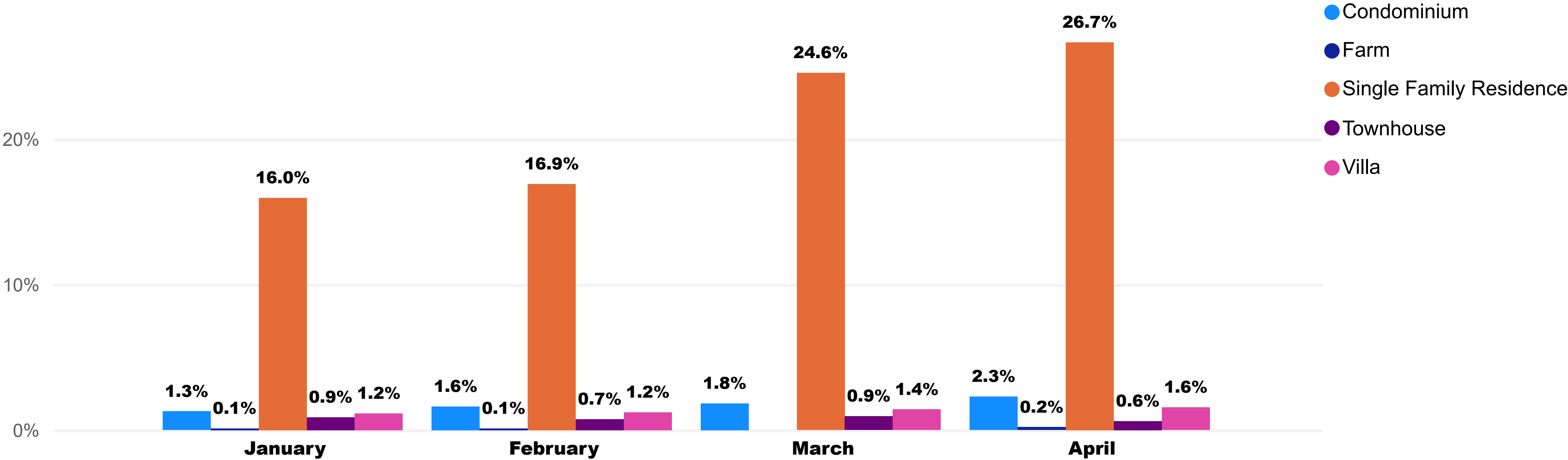
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38									142
2	231	228	325	387									1171
3	55	71	84	84									294
4	8	7	7	9									31
5	2	3	5	1									11
6+		1		1									2
Total	319	341	471	520									1651

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	34									104
Farm	1	1		3									5
Single Family Residence	236	250	363	394									1243
Townhouse	13	11	14	9									47
Villa	17	18	21	23									79
Total	286	304	425	463									1478

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0%	47,500	38,500	81%	146	1
\$ 50,000 - 59,999	1	0%	75,000	50,000	67%	22	5
\$ 60,000 - 69,999	1	0%	65,000	62,000	95%	197	2
\$ 70,000 - 79,999							9
\$ 80,000 - 89,999	1	0%	94,000	80,000	85%	81	4
\$ 90,000 - 99,999	4	1%	117,250	92,250	79%	33	4
\$ 100,000 - 119,999	4	1%	137,475	108,750	79%	104	24
\$ 120,000 - 139,999	13	3%	141,792	125,885	89%	61	42
\$ 140,000 - 159,999	13	3%	154,131	146,846	95%	83	45
\$ 160,000 - 179,999	10	2%	179,120	168,690	94%	71	58
\$ 180,000 - 199,999	19	4%	197,821	188,942	96%	49	58
\$ 200,000 - 249,999	62	13%	236,709	225,898	95%	64	170
\$ 250,000 - 299,999	88	19%	278,293	272,815	98%	62	293
\$ 300,000 - 349,999	70	15%	330,650	322,262	97%	59	264
\$ 350,000 - 399,999	64	14%	382,379	374,734	98%	58	234
\$ 400,000 - 499,999	53	12%	448,647	440,059	98%	57	267
\$ 500,000 - 599,999	26	6%	550,325	540,494	98%	54	156
\$ 600,000 - 699,999	12	3%	684,684	663,684	97%	59	119
\$ 700,000 - 799,999	6	1%	744,650	718,750	97%	31	58
\$ 800,000 - 899,999	6	1%	855,450	838,300	98%	83	44
\$ 900,000 - 999,999	2	0%	985,000	925,000	94%	8	23
\$ 1,000,000 - and over	3	1%	1,582,633	1,415,000	89%	261	62
Total	460	100%	348,151	337,451	97%	62	1942

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	22	1.33%	39,473	31,109	79%	45	1
\$ 50,000 - 59,999	7	0.42%	64,243	53,857	84%	20	5
\$ 60,000 - 69,999	8	0.48%	86,663	64,000	74%	98	2
\$ 70,000 - 79,999	10	0.61%	82,860	73,800	89%	36	9
\$ 80,000 - 89,999	15	0.91%	96,847	83,308	86%	57	4
\$ 90,000 - 99,999	15	0.91%	112,653	94,060	83%	42	4
\$ 100,000 - 119,999	27	1.64%	122,856	109,215	89%	92	24
\$ 120,000 - 139,999	53	3.21%	140,395	129,930	93%	58	42
\$ 140,000 - 159,999	51	3.09%	156,859	147,267	94%	56	45
\$ 160,000 - 179,999	64	3.88%	179,287	169,648	95%	67	58
\$ 180,000 - 199,999	58	3.51%	200,314	188,650	94%	55	58
\$ 200,000 - 249,999	245	14.84%	234,052	224,585	96%	66	170
\$ 250,000 - 299,999	286	17.32%	279,335	274,041	98%	66	293
\$ 300,000 - 349,999	224	13.57%	331,149	322,465	97%	63	264
\$ 350,000 - 399,999	175	10.60%	383,454	372,347	97%	59	234
\$ 400,000 - 499,999	191	11.57%	449,139	440,407	98%	56	267
\$ 500,000 - 599,999	94	5.69%	553,323	540,000	98%	71	156
\$ 600,000 - 699,999	37	2.24%	663,717	646,734	97%	66	119
\$ 700,000 - 799,999	31	1.88%	779,172	750,966	96%	47	58
\$ 800,000 - 899,999	13	0.79%	861,991	836,278	97%	111	44
\$ 900,000 - 999,999	8	0.48%	1,022,374	937,500	92%	57	23
\$ 1,000,000 - and over	17	1.03%	1,537,771	1,453,176	94%	127	62
Total	1651	100.00%	338,210	327,118	97%	63	1942

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.

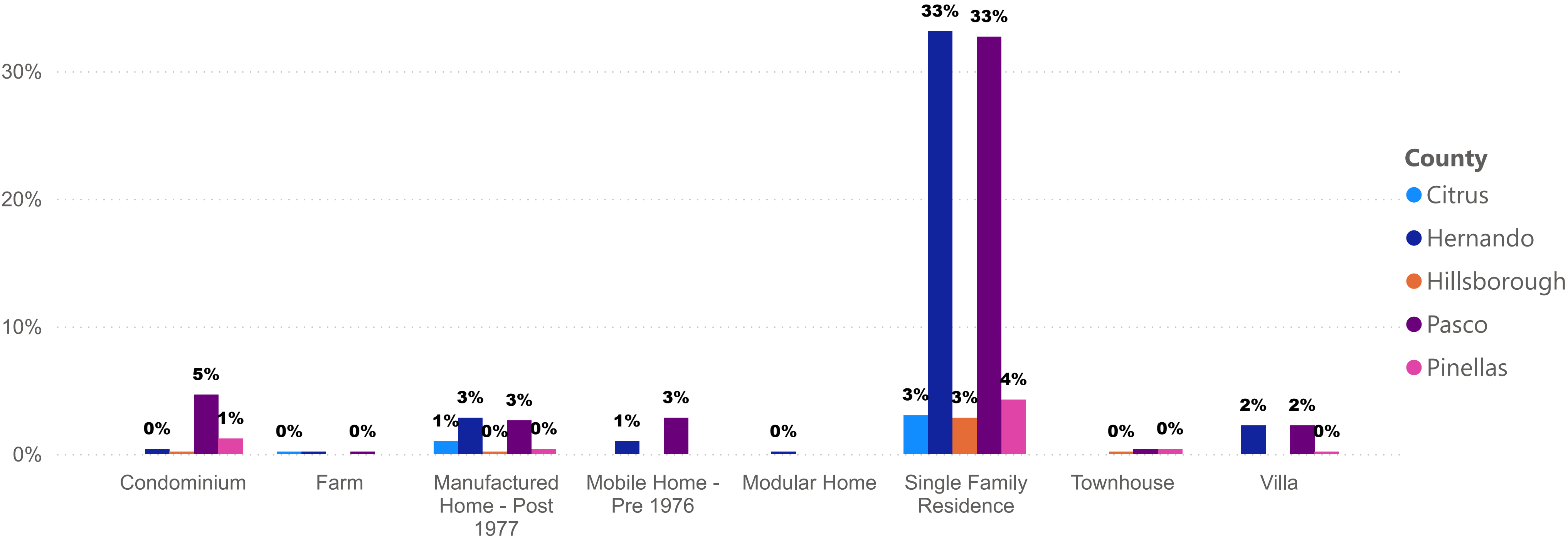
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1206	3.59
11/30/2023	298	370,538	360,840	97%	42	1335	4.48
12/31/2023	346	375,867	365,081	97%	39	1318	3.81
01/31/2024	252	367,588	356,504	97%	50	1374	5.45
02/29/2024	327	361,028	349,557	97%	52	1463	4.47
03/31/2024	378	383,132	371,968	97%	60	1494	3.95
04/30/2024	450	362,160	349,883	97%	57	1549	3.44
05/31/2024	443	380,042	368,651	97%	56	1646	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	1732	4.16
09/30/2024	325	358,456	346,648	97%	54	1723	5.30
10/31/2024	315	379,055	368,110	97%	65	1666	5.29
11/30/2024	305	370,199	357,324	97%	75	1726	5.66
12/31/2024	396	398,454	384,450	96%	70	1670	4.22
01/31/2025	286	361,137	349,206	97%	69	1790	6.26
02/28/2025	304	366,875	354,551	97%	75	1864	6.13
03/31/2025	425	360,659	349,874	97%	68	1911	4.50
04/30/2025	463	350,582	339,961	97%	72	1942	4.19

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%
Farm	0%	0%		0%		1%
Manufactured Home - Post 1977	1%	3%	0%	3%	0%	7%
Mobile Home - Pre 1976		1%		3%		4%
Modular Home		0%				0%
Single Family Residence	3%	33%	3%	33%	4%	76%
Townhouse			0%	0%	0%	1%
Villa		2%		2%	0%	5%
Total	4%	40%	3%	46%	7%	100%



Board/Association: State Month Year

West Pasco FL April 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				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999		1		1
\$ 120,000 - 139,999	3	5		8
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	3	3		6
\$ 180,000 - 199,999	14	1		15
\$ 200,000 - 249,999	38	17		55
\$ 250,000 - 299,999	39	45	2	86
\$ 300,000 - 349,999	16	40	11	67
\$ 350,000 - 399,999	10	39	13	62
\$ 400,000 - 499,999	1	30	21	52
\$ 500,000 - 599,999		15	11	26
\$ 600,000 - 699,999		7	5	12
\$ 700,000 - 799,999	1	1	4	6
\$ 800,000 - 899,999		1	5	6
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over			3	3
Total	135	206	76	417

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
▲				
\$ 1 - 49,999	2			2
\$ 50,000 - 59,999	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999	4			4
\$ 200,000 - 249,999	5	2		7
\$ 250,000 - 299,999	1	1		2
\$ 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				
\$ 1,000,000 - and over				
Total	34	9		43

Active Listings

(Unsold Homes)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		
\$ 50,000 - 59,999		5
\$ 60,000 - 69,999	2	1
\$ 70,000 - 79,999	4	4
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999	4	20
\$ 120,000 - 139,999	7	36
\$ 140,000 - 159,999	4	38
\$ 160,000 - 179,999	14	40
\$ 180,000 - 199,999	26	27
\$ 200,000 - 249,999	117	43
\$ 250,000 - 299,999	206	59
\$ 300,000 - 349,999	222	34
\$ 350,000 - 399,999	221	21
\$ 400,000 - 499,999	242	19
\$ 500,000 - 599,999	153	3
\$ 600,000 - 699,999	105	8
\$ 700,000 - 799,999	50	5
\$ 800,000 - 899,999	39	2
\$ 900,000 - 999,999	26	
\$ 1,000,000 - and over	59	2
Total	1502	372

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		1
\$ 50,000 - 59,999		3
\$ 60,000 - 69,999	2	
\$ 70,000 - 79,999		1
\$ 80,000 - 89,999	2	2
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999	1	6
\$ 120,000 - 139,999	1	5
\$ 140,000 - 159,999	2	8
\$ 160,000 - 179,999	9	4
\$ 180,000 - 199,999	15	5
\$ 200,000 - 249,999	62	6
\$ 250,000 - 299,999	121	10
\$ 300,000 - 349,999	102	19
\$ 350,000 - 399,999	96	7
\$ 400,000 - 499,999	110	14
\$ 500,000 - 599,999	51	3
\$ 600,000 - 699,999	27	3
\$ 700,000 - 799,999	7	
\$ 800,000 - 899,999	7	
\$ 900,000 - 999,999	3	
\$ 1,000,000 - and over	9	
Total	628	97

Time On Market Sort	M-SF	M-Condo
0 - 30	208	16
31-60	72	9
61-90	40	5
91-120	28	
121-over	69	13
Total	417	43

