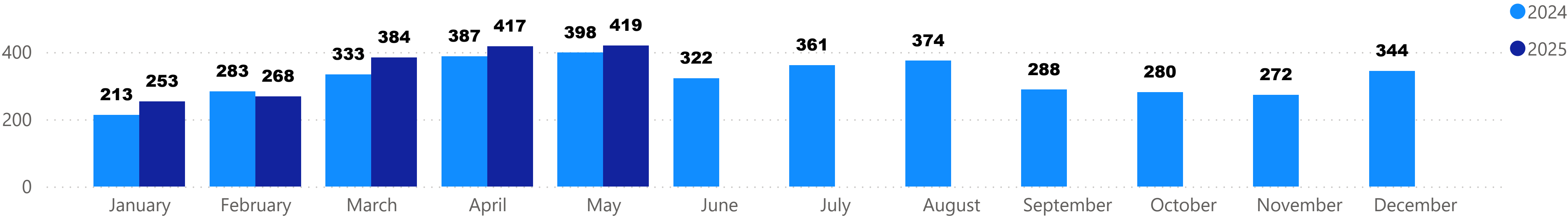




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	1								3
\$ 70,000 - 79,999		1	2										3
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999	1	2		2	1								6
\$ 100,000 - 119,999	2	1	1	1	3								8
\$ 120,000 - 139,999	5	1	2	8	3								19
\$ 140,000 - 159,999	7	4	5	7	4								27
\$ 160,000 - 179,999	5	7	10	6	5								33
\$ 180,000 - 199,999	5	10	8	15	10								48
\$ 200,000 - 249,999	47	37	62	55	57								258
\$ 250,000 - 299,999	45	58	66	86	81								336
\$ 300,000 - 349,999	37	40	60	67	72								276
\$ 350,000 - 399,999	25	26	48	62	61								222
\$ 400,000 - 499,999	35	39	62	52	61								249
\$ 500,000 - 599,999	18	18	27	26	22								111
\$ 600,000 - 699,999	5	11	9	12	20								57
\$ 700,000 - 799,999	5	8	11	6	6								36
\$ 800,000 - 899,999	4		2	6	4								16
\$ 900,000 - 999,999	2	2	1	2	3								10
\$ 1,000,000 - and over	3	3	6	3	5								20
Total	253	268	384	417	419								1741

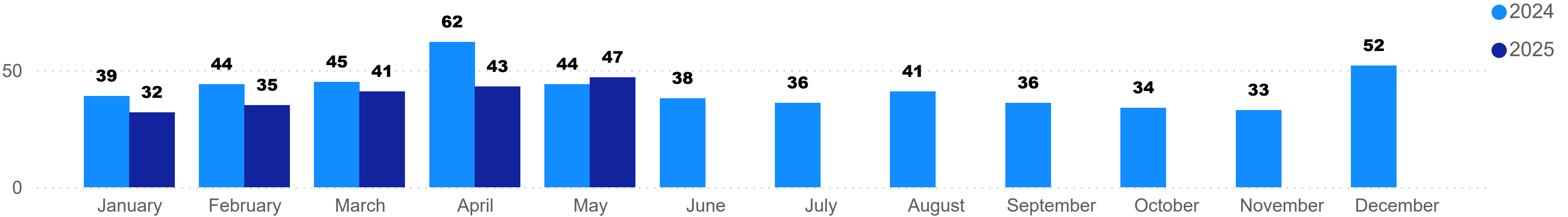




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	1								5
\$ 50,000 - 59,999				1	2								3
\$ 60,000 - 69,999		2			1								3
\$ 70,000 - 79,999		1			1								2
\$ 80,000 - 89,999			1	1	1								3
\$ 90,000 - 99,999				2									2
\$ 100,000 - 119,999	1	2	6	3	6								18
\$ 120,000 - 139,999	1	4	3	5	5								18
\$ 140,000 - 159,999	1	4	5	6	6								22
\$ 160,000 - 179,999	7	4	4	4	3								22
\$ 180,000 - 199,999	1			4	3								8
\$ 200,000 - 249,999	8	3	7	7	5								30
\$ 250,000 - 299,999	5	4	5	2	5								21
\$ 300,000 - 349,999	3	6	3	3	4								19
\$ 350,000 - 399,999	2	1	5	2	1								11
\$ 400,000 - 499,999	1			1	2								4
\$ 500,000 - 599,999		1	2										3
\$ 600,000 - 699,999					1								1
\$ 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	47								198

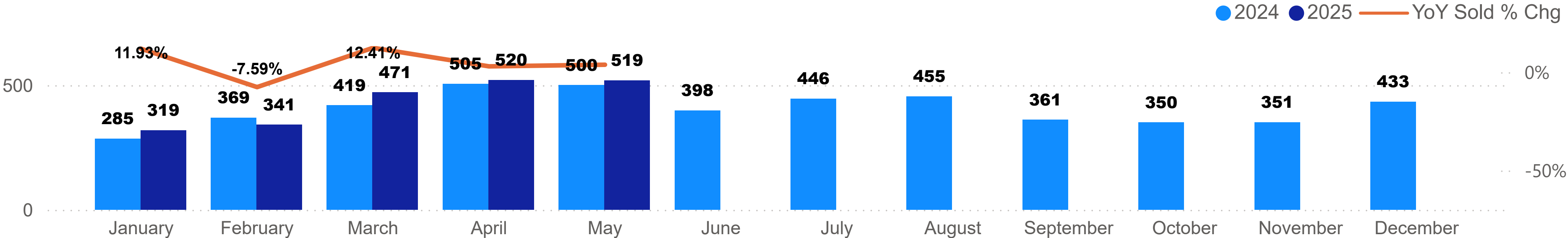




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	2								24
\$ 50,000 - 59,999	3		2	2	4								11
\$ 60,000 - 69,999	2	3	2	1	2								10
\$ 70,000 - 79,999		5	4	1	3								13
\$ 80,000 - 89,999	3	2	6	4	2								17
\$ 90,000 - 99,999	2	4	4	5	2								17
\$ 100,000 - 119,999	7	7	8	5	10								37
\$ 120,000 - 139,999	10	7	16	20	11								64
\$ 140,000 - 159,999	10	11	12	18	22								73
\$ 160,000 - 179,999	15	17	17	15	13								77
\$ 180,000 - 199,999	8	15	13	22	16								74
\$ 200,000 - 249,999	56	43	75	71	71								316
\$ 250,000 - 299,999	52	65	74	95	96								382
\$ 300,000 - 349,999	41	47	63	73	78								302
\$ 350,000 - 399,999	29	28	53	65	62								237
\$ 400,000 - 499,999	36	40	62	53	64								255
\$ 500,000 - 599,999	18	19	29	28	22								116
\$ 600,000 - 699,999	5	11	9	12	21								58
\$ 700,000 - 799,999	5	9	11	6	6								37
\$ 800,000 - 899,999	4	1	2	6	4								17
\$ 900,000 - 999,999	3	2	1	2	3								11
\$ 1,000,000 - and over	4	3	6	4	5								22
Total	319	341	471	520	519								2170





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	14								52
2	124	121	154	190	164								753
3	138	153	225	233	240								989
4	46	41	65	73	87								312
5	7	15	13	10	11								56
6+		4		1	3								8
Total	319	341	471	520	519								2170

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38	38								180
2	231	228	325	387	373								1544
3	55	71	84	84	95								389
4	8	7	7	9	8								39
5	2	3	5	1	4								15
6+		1		1	1								3
Total	319	341	471	520	519								2170

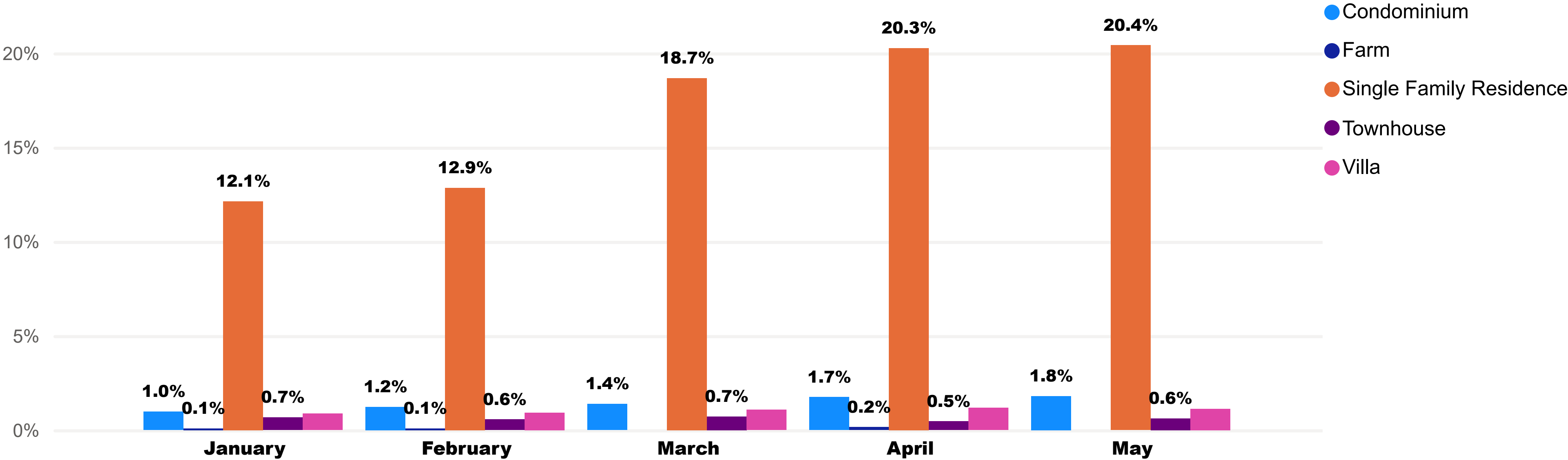


West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	19	24	27	34	35								139
Farm	1	1		3									5
Single Family Residence	236	250	363	394	397								1640
Townhouse	13	11	14	9	12								59
Villa	17	18	21	23	22								101
Total	286	304	425	463	466								1944

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	43,000	38,500	90%	70	2
\$ 50,000 - 59,999	2	0%	58,000	56,500	97%	55	2
\$ 60,000 - 69,999	2	0%	71,000	66,500	94%	33	5
\$ 70,000 - 79,999	1	0%	82,500	77,500	94%	272	8
\$ 80,000 - 89,999	1	0%	89,000	80,000	90%	399	2
\$ 90,000 - 99,999	1	0%	127,000	90,000	71%	45	7
\$ 100,000 - 119,999	9	2%	129,633	109,211	84%	88	21
\$ 120,000 - 139,999	8	2%	141,850	126,188	89%	69	48
\$ 140,000 - 159,999	10	2%	157,190	148,740	95%	68	46
\$ 160,000 - 179,999	8	2%	181,775	167,600	92%	20	54
\$ 180,000 - 199,999	13	3%	200,885	189,423	94%	72	61
\$ 200,000 - 249,999	62	13%	235,719	226,063	96%	63	170
\$ 250,000 - 299,999	86	18%	282,219	277,601	98%	46	285
\$ 300,000 - 349,999	76	16%	332,231	326,422	98%	65	235
\$ 350,000 - 399,999	62	13%	379,874	374,824	99%	47	262
\$ 400,000 - 499,999	63	14%	453,821	444,457	98%	55	275
\$ 500,000 - 599,999	22	5%	564,216	550,943	98%	61	155
\$ 600,000 - 699,999	21	5%	664,795	649,280	98%	43	103
\$ 700,000 - 799,999	6	1%	773,333	754,333	98%	21	50
\$ 800,000 - 899,999	4	1%	882,475	856,288	97%	43	38
\$ 900,000 - 999,999	3	1%	1,010,000	956,667	95%	32	18
\$ 1,000,000 - and over	5	1%	1,519,000	1,454,000	96%	89	64
Total	466	100%	364,774	355,364	97%	57	1911

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	24	1.11%	40,267	31,683	79%	45	2
\$ 50,000 - 59,999	11	0.51%	62,327	54,591	88%	41	2
\$ 60,000 - 69,999	10	0.46%	83,530	64,500	77%	85	5
\$ 70,000 - 79,999	13	0.60%	82,700	73,885	89%	58	8
\$ 80,000 - 89,999	17	0.78%	99,806	82,919	83%	79	2
\$ 90,000 - 99,999	17	0.78%	112,747	93,818	83%	40	7
\$ 100,000 - 119,999	37	1.71%	124,400	109,316	88%	90	21
\$ 120,000 - 139,999	64	2.95%	140,246	129,497	92%	63	48
\$ 140,000 - 159,999	73	3.36%	156,634	147,956	94%	60	46
\$ 160,000 - 179,999	77	3.55%	179,388	169,264	94%	61	54
\$ 180,000 - 199,999	74	3.41%	200,358	188,772	94%	59	61
\$ 200,000 - 249,999	316	14.56%	234,290	224,920	96%	65	170
\$ 250,000 - 299,999	382	17.60%	280,120	275,003	98%	63	285
\$ 300,000 - 349,999	302	13.92%	331,364	323,415	98%	63	235
\$ 350,000 - 399,999	237	10.92%	382,517	372,995	98%	56	262
\$ 400,000 - 499,999	255	11.75%	450,398	441,496	98%	55	275
\$ 500,000 - 599,999	116	5.35%	555,389	542,076	98%	69	155
\$ 600,000 - 699,999	58	2.67%	664,107	647,656	98%	57	103
\$ 700,000 - 799,999	37	1.71%	778,225	751,512	97%	42	50
\$ 800,000 - 899,999	17	0.78%	866,811	840,986	97%	95	38
\$ 900,000 - 999,999	11	0.51%	1,018,999	942,727	93%	50	18
\$ 1,000,000 - and over	22	1.01%	1,533,505	1,453,364	95%	119	64
Total	2170	100.00%	340,493	329,851	97%	62	1911

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

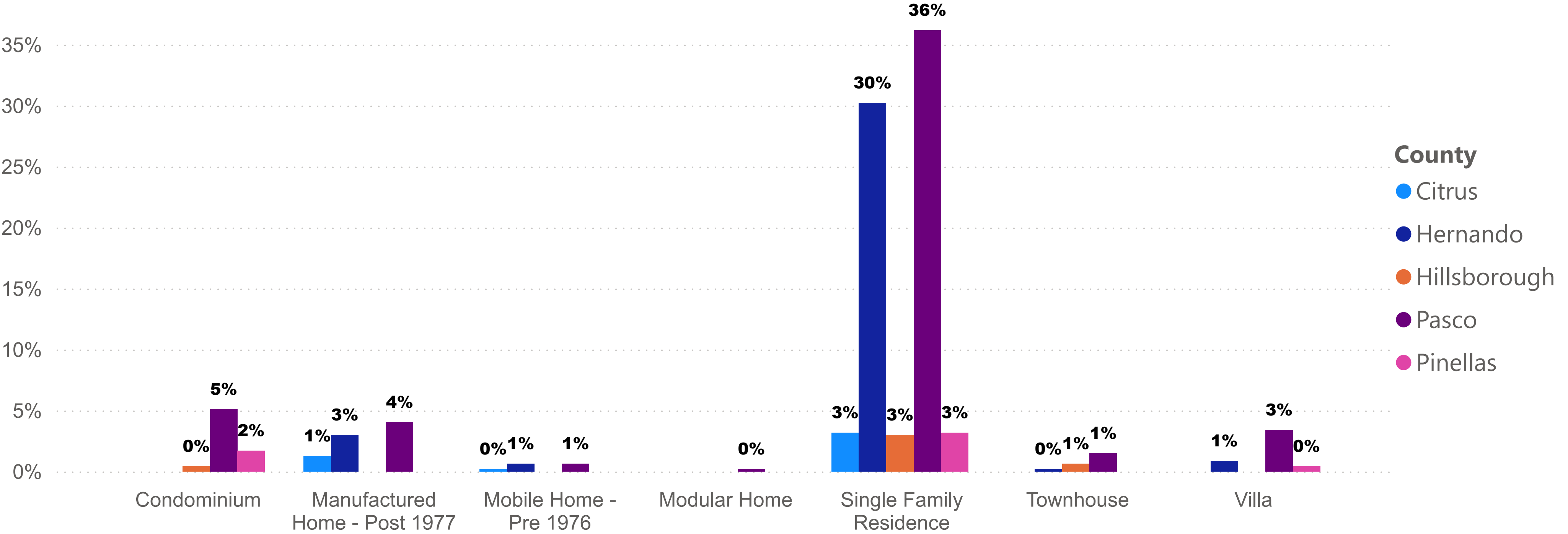
Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
06/30/2021	699	287,725	288,591	100%	17	729	1.04
07/31/2021	692	290,127	291,390	100%	13	806	1.16
08/31/2021	629	299,218	299,127	100%	15	839	1.33
09/30/2021	655	308,654	307,161	100%	15	909	1.39
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	1731	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	1667	5.29
11/30/2024	305	370,199	357,324	97%	75	1730	5.67
12/31/2024	396	398,454	384,450	96%	70	1673	4.22
01/31/2025	286	361,137	349,206	97%	69	1794	6.27
02/28/2025	304	366,875	354,551	97%	75	1871	6.15
03/31/2025	425	360,659	349,874	97%	68	1925	4.53
04/30/2025	463	350,582	339,961	97%	72	1969	4.25
05/31/2025	466	364,774	355,364	97%	69	1911	4.10



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%	5%	2%	7%
Manufactured Home - Post 1977	1%	3%		4%		8%
Mobile Home - Pre 1976	0%	1%		1%		1%
Modular Home				0%		0%
Single Family Residence	3%	30%	3%	36%	3%	76%
Townhouse		0%	1%	1%		2%
Villa		1%		3%	0%	5%
Total	5%	35%	4%	51%	5%	100%



Board/Association: State Month Year

West Pasco FL May 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	1			1
\$ 100,000 - 119,999	2	1		3
\$ 120,000 - 139,999	1	2		3
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	3	2		5
\$ 180,000 - 199,999	9	1		10
\$ 200,000 - 249,999	39	17	1	57
\$ 250,000 - 299,999	33	43	5	81
\$ 300,000 - 349,999	10	52	10	72
\$ 350,000 - 399,999	4	38	19	61
\$ 400,000 - 499,999	5	28	28	61
\$ 500,000 - 599,999	1	11	10	22
\$ 600,000 - 699,999		9	11	20
\$ 700,000 - 799,999		2	4	6
\$ 800,000 - 899,999		2	2	4
\$ 900,000 - 999,999		1	2	3
\$ 1,000,000 - and over			5	5
Total	113	209	97	419

Condominium / Cooperative Units

Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
▲				
\$ 1 - 49,999	1			1
\$ 50,000 - 59,999	2			2
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	3			3
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	4	1		5
\$ 250,000 - 299,999	3	2		5
\$ 300,000 - 349,999		4		4
\$ 350,000 - 399,999	1			1
\$ 400,000 - 499,999	1	1		2
\$ 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				
Total	39	8		47

Active Listings

(Unsold Homes)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999	1	1
\$ 50,000 - 59,999		3
\$ 60,000 - 69,999	2	2
\$ 70,000 - 79,999	4	4
\$ 80,000 - 89,999		1
\$ 90,000 - 99,999	1	4
\$ 100,000 - 119,999	1	20
\$ 120,000 - 139,999	5	44
\$ 140,000 - 159,999	7	38
\$ 160,000 - 179,999	14	37
\$ 180,000 - 199,999	28	28
\$ 200,000 - 249,999	110	46
\$ 250,000 - 299,999	216	44
\$ 300,000 - 349,999	200	32
\$ 350,000 - 399,999	234	22
\$ 400,000 - 499,999	244	20
\$ 500,000 - 599,999	150	3
\$ 600,000 - 699,999	94	8
\$ 700,000 - 799,999	43	6
\$ 800,000 - 899,999	43	
\$ 900,000 - 999,999	20	
\$ 1,000,000 - and over	63	1
Total	1480	364

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	2	1
\$ 90,000 - 99,999	2	
\$ 100,000 - 119,999	1	4
\$ 120,000 - 139,999		7
\$ 140,000 - 159,999	4	6
\$ 160,000 - 179,999	15	9
\$ 180,000 - 199,999	16	3
\$ 200,000 - 249,999	66	6
\$ 250,000 - 299,999	113	13
\$ 300,000 - 349,999	95	22
\$ 350,000 - 399,999	85	8
\$ 400,000 - 499,999	95	12
\$ 500,000 - 599,999	46	3
\$ 600,000 - 699,999	33	4
\$ 700,000 - 799,999	12	
\$ 800,000 - 899,999	9	
\$ 900,000 - 999,999	7	
\$ 1,000,000 - and over	6	
Total	607	101

Time On Market Sort	M-SF	M-Condo
0 - 30	212	14
31-60	87	8
61-90	45	10
91-120	18	4
121-over	57	11
Total	419	47

