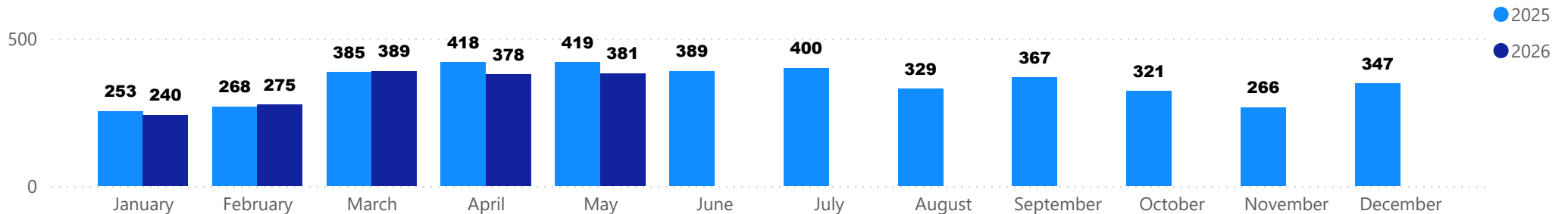




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

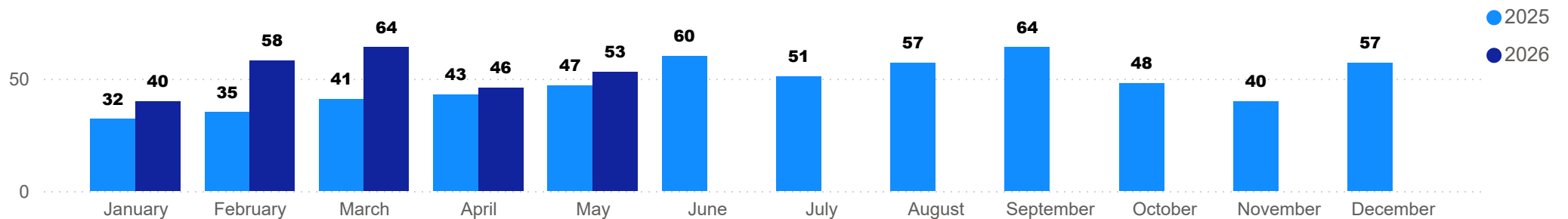
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999			1	1									2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1			2	1								4
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999				2									2
\$ 90,000 - 99,999	1	2		2	2								7
\$ 100,000 - 119,999			4	1	2								7
\$ 120,000 - 139,999	3		2	5	4								14
\$ 140,000 - 159,999	2	3	3	5	4								17
\$ 160,000 - 179,999	9	7	9	8	2								35
\$ 180,000 - 199,999	5	10	17	16	9								57
\$ 200,000 - 249,999	30	45	55	42	71								243
\$ 250,000 - 299,999	43	54	73	75	76								321
\$ 300,000 - 349,999	43	39	62	55	47								246
\$ 350,000 - 399,999	26	29	43	47	42								187
\$ 400,000 - 499,999	27	41	52	47	53								220
\$ 500,000 - 599,999	20	21	34	33	30								138
\$ 600,000 - 699,999	9	7	10	17	17								60
\$ 700,000 - 799,999	6	5	5	9	6								31
\$ 800,000 - 899,999	4	2	8	5	3								22
\$ 900,000 - 999,999	4	3	4	2	6								19
\$ 1,000,000 - and over	7	6	7	4	6								30
Total	240	275	389	378	381								1663



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

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

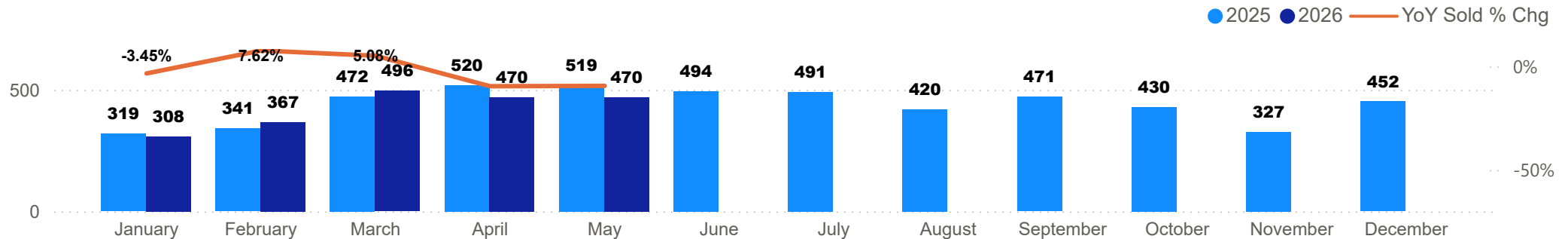
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		2		1									3
\$ 50,000 - 59,999		1			1								2
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999	1	1		1	1								4
\$ 80,000 - 89,999	1	1		1	2								5
\$ 90,000 - 99,999		1	3	1	4								9
\$ 100,000 - 119,999	4	4	6	5	5								24
\$ 120,000 - 139,999	1	8	9	2	5								25
\$ 140,000 - 159,999	7	5	2	6	2								22
\$ 160,000 - 179,999	1	2	5		4								12
\$ 180,000 - 199,999		3	7	1	5								16
\$ 200,000 - 249,999	4	6	3	3	7								23
\$ 250,000 - 299,999	6	7	10	11	6								40
\$ 300,000 - 349,999	7	8	12	7	7								41
\$ 350,000 - 399,999	5	6	5	6	1								23
\$ 400,000 - 499,999	2	2	2	1	3								10
\$ 500,000 - 599,999	1												1
\$ 600,000 - 699,999													
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over													
Total	40	58	64	46	53								261



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		3	2	2	1								8
\$ 50,000 - 59,999	1	2	2		1								6
\$ 60,000 - 69,999	2	2	1	3	1								9
\$ 70,000 - 79,999	1	2		1	1								5
\$ 80,000 - 89,999	3	2	2	8	3								18
\$ 90,000 - 99,999	4	3	4	7	8								26
\$ 100,000 - 119,999	8	11	11	7	11								48
\$ 120,000 - 139,999	7	13	14	9	12								55
\$ 140,000 - 159,999	12	11	12	16	10								61
\$ 160,000 - 179,999	11	13	18	12	12								66
\$ 180,000 - 199,999	6	16	30	20	15								87
\$ 200,000 - 249,999	40	53	63	51	82								289
\$ 250,000 - 299,999	50	63	87	96	85								381
\$ 300,000 - 349,999	51	48	77	66	59								301
\$ 350,000 - 399,999	31	37	49	53	43								213
\$ 400,000 - 499,999	29	43	55	49	57								233
\$ 500,000 - 599,999	21	22	34	33	31								141
\$ 600,000 - 699,999	9	7	10	17	17								60
\$ 700,000 - 799,999	7	5	5	9	6								32
\$ 800,000 - 899,999	4	2	8	5	3								22
\$ 900,000 - 999,999	4	3	4	2	6								19
\$ 1,000,000 - and over	7	6	8	4	6								31
Total	308	367	496	470	470								2111



**West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2026**

Sales by Bedroom Count

Bedrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	5	7	6	10	8								36
2	92	112	151	145	152								652
3	147	176	227	210	222								982
4	53	61	97	91	75								377
5	7	9	14	11	12								53
6+	4	2	1	3	1								11
Total	308	367	496	470	470								2111

Sales by Bathroom Count

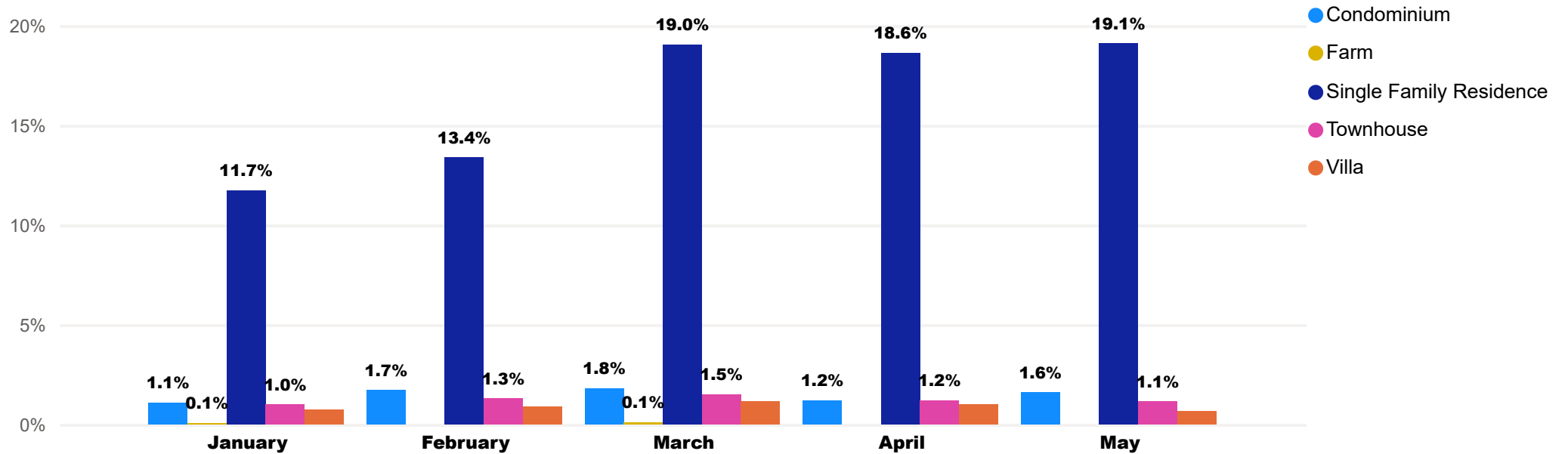
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	22	23	20	44	28								137
2	198	248	350	305	327								1428
3	72	85	103	104	93								457
4	11	6	19	16	19								71
5	3	3	3	1	3								13
6+	2	2	1										5
Total	308	367	496	470	470								2111

West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
Condominium	21	33	35	23	31								143
Farm	1		2										3
Single Family Residence	226	258	367	359	368								1578
Townhouse	19	25	29	23	22								118
Villa	14	17	22	19	13								85
Total	281	333	455	424	434								1927

YTD % of Sales by Property Type





West Pasco Board of REALTORS®
Multiple Listing One Month Sales and Inventory Report - May - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							
\$ 50,000 - 59,999	1	0%	58,000	56,000	97%	13	1
\$ 60,000 - 69,999	1	0%	65,000	62,000	95%	18	9
\$ 70,000 - 79,999	1	0%	82,000	72,000	88%	168	4
\$ 80,000 - 89,999	2	0%	83,750	82,000	98%	160	8
\$ 90,000 - 99,999	6	1%	113,783	91,500	80%	121	16
\$ 100,000 - 119,999	7	2%	115,457	107,571	93%	83	35
\$ 120,000 - 139,999	9	2%	133,444	128,756	96%	73	39
\$ 140,000 - 159,999	6	1%	160,817	149,933	93%	25	50
\$ 160,000 - 179,999	6	1%	178,283	167,483	94%	74	41
\$ 180,000 - 199,999	14	3%	197,079	190,179	96%	49	55
\$ 200,000 - 249,999	78	18%	230,560	224,984	98%	73	194
\$ 250,000 - 299,999	82	19%	275,554	270,087	98%	57	246
\$ 300,000 - 349,999	54	12%	327,061	322,487	99%	68	253
\$ 350,000 - 399,999	43	10%	380,530	374,140	98%	64	229
\$ 400,000 - 499,999	56	13%	443,428	434,808	98%	76	263
\$ 500,000 - 599,999	30	7%	565,939	552,056	98%	64	143
\$ 600,000 - 699,999	17	4%	657,694	638,382	97%	58	86
\$ 700,000 - 799,999	6	1%	773,150	765,000	99%	50	63
\$ 800,000 - 899,999	3	1%	874,467	850,000	97%	75	31
\$ 900,000 - 999,999	6	1%	982,450	945,000	96%	12	27
\$ 1,000,000 - and over	6	1%	1,265,833	1,168,333	92%	39	84
Total	434	100%	359,917	350,607	97%	66	1877

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 - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	8	0.38%	48,600	40,406	83%	31	
\$ 50,000 - 59,999	6	0.28%	66,917	52,833	79%	49	1
\$ 60,000 - 69,999	9	0.43%	69,422	64,111	92%	99	9
\$ 70,000 - 79,999	5	0.24%	84,400	70,400	83%	156	4
\$ 80,000 - 89,999	18	0.85%	92,372	82,833	90%	109	8
\$ 90,000 - 99,999	26	1.23%	106,208	93,862	88%	76	16
\$ 100,000 - 119,999	48	2.27%	118,212	109,608	93%	120	35
\$ 120,000 - 139,999	55	2.61%	137,851	128,887	93%	96	39
\$ 140,000 - 159,999	61	2.89%	158,791	148,623	94%	78	50
\$ 160,000 - 179,999	66	3.13%	181,339	169,268	93%	85	41
\$ 180,000 - 199,999	87	4.12%	201,656	188,528	93%	68	55
\$ 200,000 - 249,999	289	13.69%	232,428	225,063	97%	75	194
\$ 250,000 - 299,999	381	18.05%	279,491	273,091	98%	64	246
\$ 300,000 - 349,999	301	14.26%	328,480	323,025	98%	67	253
\$ 350,000 - 399,999	213	10.09%	379,509	372,685	98%	63	229
\$ 400,000 - 499,999	233	11.04%	452,296	442,603	98%	75	263
\$ 500,000 - 599,999	141	6.68%	562,086	548,233	98%	74	143
\$ 600,000 - 699,999	60	2.84%	655,154	637,396	97%	81	86
\$ 700,000 - 799,999	32	1.52%	764,890	742,672	97%	82	63
\$ 800,000 - 899,999	22	1.04%	891,277	851,181	96%	71	31
\$ 900,000 - 999,999	19	0.90%	972,389	944,700	97%	91	27
\$ 1,000,000 - and over	31	1.47%	1,453,945	1,358,548	93%	98	84
Total	2111	100.00%	352,280	341,744	97%	73	1877

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®

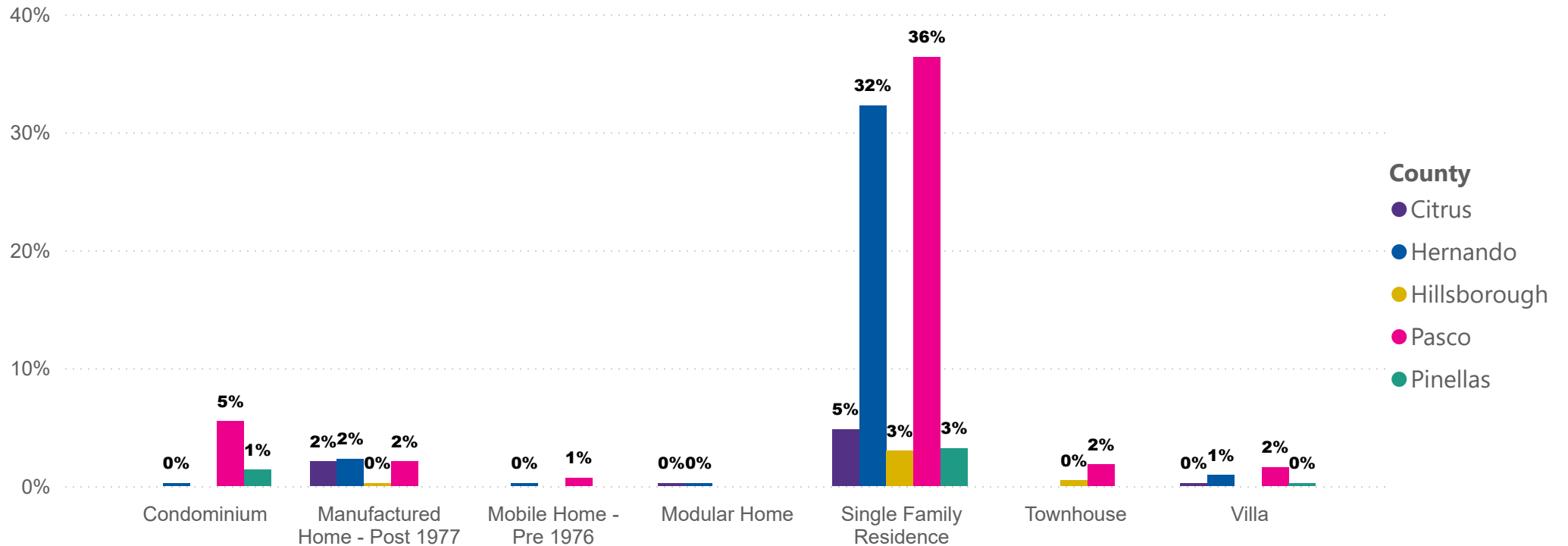
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
06/30/2022	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	1003	2.33
09/30/2023	381	370,398	360,981	97%	36	1067	2.80
10/31/2023	336	358,847	347,883	97%	32	1207	3.59
11/30/2023	298	370,538	360,813	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	349,483	97%	52	1464	4.48
03/31/2024	378	383,132	371,704	97%	60	1495	3.96
04/30/2024	450	362,160	349,894	97%	57	1550	3.44
05/31/2024	443	380,042	368,651	97%	56	1648	3.72
06/30/2024	359	408,680	396,503	97%	59	1653	4.60
07/31/2024	397	382,154	373,066	98%	60	1644	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	1726	5.31
10/31/2024	315	379,055	368,046	97%	65	1669	5.30
11/30/2024	306	369,837	356,635	96%	75	1734	5.67
12/31/2024	396	398,454	384,424	96%	70	1680	4.24
01/31/2025	286	361,137	349,206	97%	69	1806	6.31
02/28/2025	304	366,875	354,551	97%	75	1887	6.21
03/31/2025	426	360,633	349,851	97%	68	1947	4.57
04/30/2025	464	350,467	339,875	97%	72	1999	4.31
05/31/2025	466	364,774	355,364	97%	69	1971	4.23
06/30/2025	451	373,991	362,421	97%	66	2023	4.49
07/31/2025	454	372,603	362,444	97%	68	2009	4.43
08/31/2025	386	363,670	350,577	96%	70	1921	4.98
09/30/2025	431	366,242	354,170	97%	82	1913	4.44
10/31/2025	369	382,960	371,761	97%	77	1979	5.36
11/30/2025	306	371,094	357,673	96%	77	1969	6.43
12/31/2025	405	360,728	347,816	96%	82	1908	4.71
01/31/2026	281	386,469	374,243	97%	76	1921	6.84
02/28/2026	333	357,319	345,917	97%	89	1943	5.83
03/31/2026	455	374,978	363,084	97%	84	1918	4.22
04/30/2026	424	363,090	353,889	97%	87	1935	4.56
05/31/2026	434	359,917	350,607	97%	77	1877	4.32

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%	1%	7%
Manufactured Home - Post 1977	2%	2%	0%	2%		7%
Mobile Home - Pre 1976		0%		1%		1%
Modular Home	0%	0%				0%
Single Family Residence	5%	32%	3%	36%	3%	80%
Townhouse			0%	2%		2%
Villa	0%	1%		2%	0%	3%
Total	7%	36%	4%	48%	5%	100%



Board/Association: State Month Year
 ▲ West Pasco FL May 2026

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		2
\$ 100,000 - 119,999	1	1		2
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	3	1		4
\$ 160,000 - 179,999	1	1		2
\$ 180,000 - 199,999	6	3		9
\$ 200,000 - 249,999	46	23	2	71
\$ 250,000 - 299,999	24	47	5	76
\$ 300,000 - 349,999	7	30	10	47
\$ 350,000 - 399,999	6	28	8	42
\$ 400,000 - 499,999	6	27	20	53
\$ 500,000 - 599,999	1	13	16	30
\$ 600,000 - 699,999	1	8	8	17
\$ 700,000 - 799,999		3	3	6
\$ 800,000 - 899,999			3	3
\$ 900,000 - 999,999		1	5	6
\$ 1,000,000 - and over		3	3	6
Total	107	191	83	381

**Condominium / Cooperative Units
 Number of Bedrooms**

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	1			1
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	3	1		4
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999	5			5
\$ 200,000 - 249,999	6	1		7
\$ 250,000 - 299,999		6		6
\$ 300,000 - 349,999		6	1	7
\$ 350,000 - 399,999		1		1
\$ 400,000 - 499,999	1	1	1	3
\$ 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	35	16	2	53

**Active Listings
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		9
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999		8
\$ 90,000 - 99,999	1	16
\$ 100,000 - 119,999	4	30
\$ 120,000 - 139,999	3	37
\$ 140,000 - 159,999	9	40
\$ 160,000 - 179,999	13	25
\$ 180,000 - 199,999	27	21
\$ 200,000 - 249,999	145	42
\$ 250,000 - 299,999	189	61
\$ 300,000 - 349,999	205	40
\$ 350,000 - 399,999	196	34
\$ 400,000 - 499,999	235	11
\$ 500,000 - 599,999	147	3
\$ 600,000 - 699,999	78	7
\$ 700,000 - 799,999	57	6
\$ 800,000 - 899,999	26	
\$ 900,000 - 999,999	24	
\$ 1,000,000 - and over	81	3
Total	1440	398

**Sales Pending
 (Under Contract)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999		4
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999		3
\$ 120,000 - 139,999	2	8
\$ 140,000 - 159,999	3	8
\$ 160,000 - 179,999	18	7
\$ 180,000 - 199,999	18	4
\$ 200,000 - 249,999	70	9
\$ 250,000 - 299,999	84	30
\$ 300,000 - 349,999	65	38
\$ 350,000 - 399,999	76	21
\$ 400,000 - 499,999	100	7
\$ 500,000 - 599,999	53	3
\$ 600,000 - 699,999	32	3
\$ 700,000 - 799,999	19	1
\$ 800,000 - 899,999	12	
\$ 900,000 - 999,999	9	
\$ 1,000,000 - and over	18	
Total	583	151

Time On Market Sort	M-SF	M-Condo
0 - 30	189	19
31-60	65	9
61-90	43	6
91-120	20	5
121-over	64	14
Total	381	53

