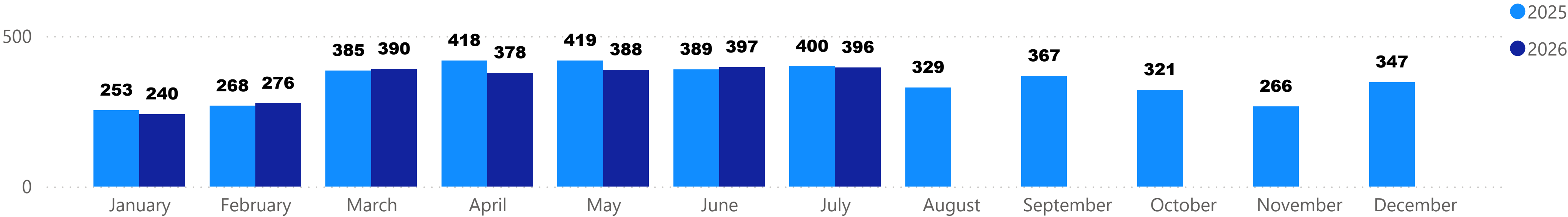




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2026

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			1						3
\$ 50,000 - 59,999						1							1
\$ 60,000 - 69,999	1			2	1		1						5
\$ 70,000 - 79,999		1				2	1						4
\$ 80,000 - 89,999				2			4						6
\$ 90,000 - 99,999	1	2		2	2								7
\$ 100,000 - 119,999			4	1	2	1	3						11
\$ 120,000 - 139,999	3		2	5	4	2							16
\$ 140,000 - 159,999	2	3	3	5	4	6	5						28
\$ 160,000 - 179,999	9	7	9	8	2	15	16						66
\$ 180,000 - 199,999	5	10	17	16	9	8	18						83
\$ 200,000 - 249,999	30	45	55	42	71	59	53						355
\$ 250,000 - 299,999	43	54	73	75	79	49	64						437
\$ 300,000 - 349,999	43	39	62	56	47	60	58						365
\$ 350,000 - 399,999	26	30	44	47	43	42	42						274
\$ 400,000 - 499,999	27	41	52	46	55	50	61						332
\$ 500,000 - 599,999	20	21	34	33	30	39	27						204
\$ 600,000 - 699,999	9	7	10	17	18	21	16						98
\$ 700,000 - 799,999	6	5	5	9	6	14	5						50
\$ 800,000 - 899,999	4	2	8	5	3	8	9						39
\$ 900,000 - 999,999	4	3	4	2	6	3	2						24
\$ 1,000,000 - and over	7	6	7	4	6	17	10						57
Total	240	276	390	378	388	397	396						2465

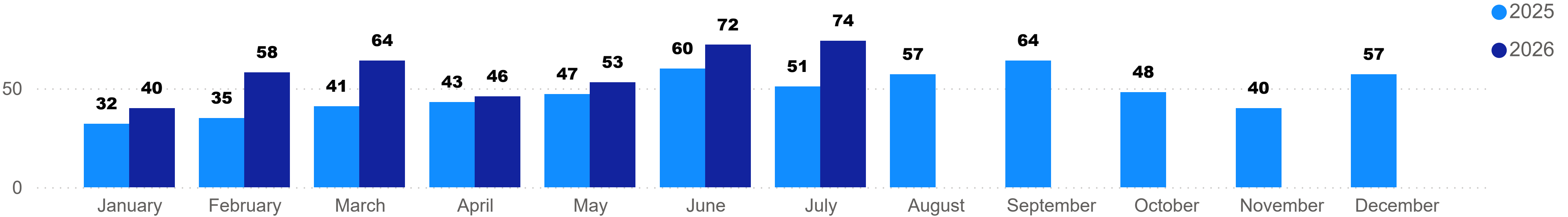




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2026

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		1						3
\$ 60,000 - 69,999		1				2	2						5
\$ 70,000 - 79,999	1	1		1	1	2							6
\$ 80,000 - 89,999	1	1		1	2	4	1						10
\$ 90,000 - 99,999		1	3	1	4	1	1						11
\$ 100,000 - 119,999	4	4	6	5	5	4	9						37
\$ 120,000 - 139,999	1	8	9	2	5	6	4						35
\$ 140,000 - 159,999	7	5	2	6	2	5	4						31
\$ 160,000 - 179,999	1	2	5		4	3	4						19
\$ 180,000 - 199,999		3	7	1	5	1	7						24
\$ 200,000 - 249,999	4	6	3	3	7	3	12						38
\$ 250,000 - 299,999	6	7	10	11	6	10	14						64
\$ 300,000 - 349,999	7	8	12	7	7	16	9						66
\$ 350,000 - 399,999	5	6	5	6	1	12	5						40
\$ 400,000 - 499,999	2	2	2	1	3	2	1						13
\$ 500,000 - 599,999	1					1							2
\$ 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	72	74						407

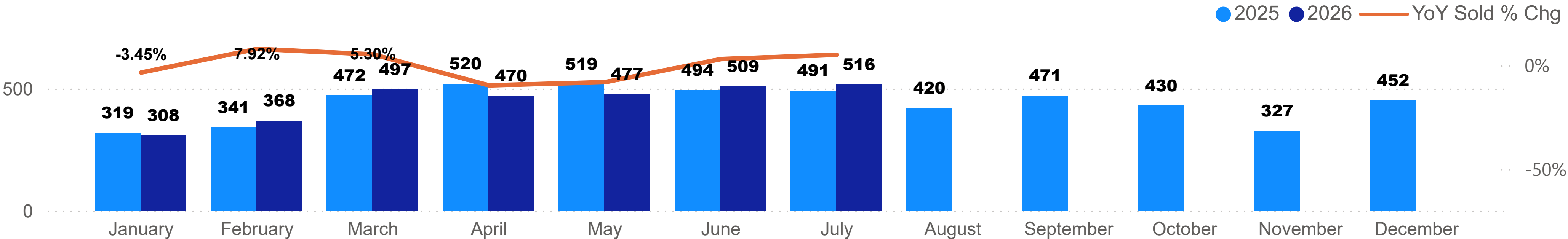




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2026

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	1	1						10
\$ 50,000 - 59,999	1	2	2		1	1	2						9
\$ 60,000 - 69,999	2	2	1	3	1	3	4						16
\$ 70,000 - 79,999	1	2		1	1	4	1						10
\$ 80,000 - 89,999	3	2	2	8	3	7	7						32
\$ 90,000 - 99,999	4	3	4	7	8	1	2						29
\$ 100,000 - 119,999	8	11	11	7	11	7	13						68
\$ 120,000 - 139,999	7	13	14	9	12	15	10						80
\$ 140,000 - 159,999	12	11	12	16	10	16	16						93
\$ 160,000 - 179,999	11	13	18	12	12	22	27						115
\$ 180,000 - 199,999	6	16	30	20	15	11	31						129
\$ 200,000 - 249,999	40	53	63	51	82	65	73						427
\$ 250,000 - 299,999	50	63	87	96	88	66	83						533
\$ 300,000 - 349,999	51	48	77	67	59	78	67						447
\$ 350,000 - 399,999	31	38	50	53	44	54	48						318
\$ 400,000 - 499,999	29	43	55	48	59	53	62						349
\$ 500,000 - 599,999	21	22	34	33	31	42	27						210
\$ 600,000 - 699,999	9	7	10	17	18	21	16						98
\$ 700,000 - 799,999	7	5	5	9	6	14	5						51
\$ 800,000 - 899,999	4	2	8	5	3	8	9						39
\$ 900,000 - 999,999	4	3	4	2	6	3	2						24
\$ 1,000,000 - and over	7	6	8	4	6	17	10						58
Total	308	368	497	470	477	509	516						3145



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
0							1						1
1	5	7	6	10	8	7	8						51
2	92	112	151	145	154	138	152						944
3	147	177	228	210	224	241	236						1463
4	53	61	97	91	78	87	102						569
5	7	9	14	11	12	35	14						102
6+	4	2	1	3	1	1	4						16
Total	308	368	497	470	477	509	517						3146

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0							1						1
1	22	23	20	44	30	33	35						207
2	198	249	351	305	329	302	336						2070
3	72	85	103	104	96	138	109						707
4	11	6	19	16	19	30	31						132
5	3	3	3	1	3	5	4						22
6+	2	2	1			1	1						7
Total	308	368	497	470	477	509	517						3146

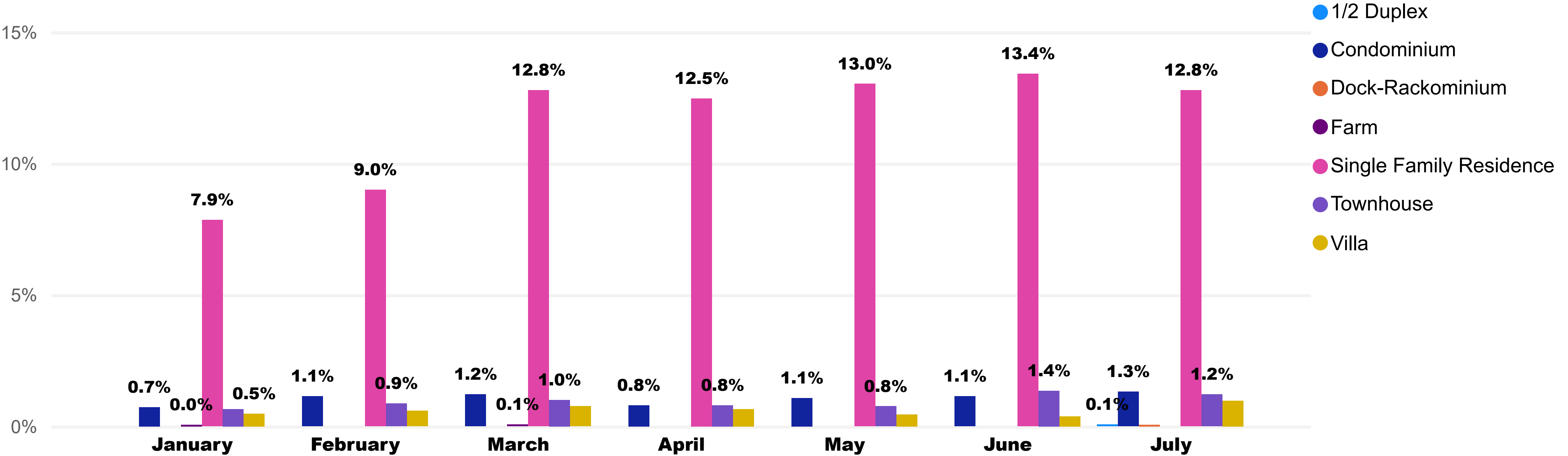


West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2026

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex							2						2
Condominium	21	33	35	23	31	33	38						214
Dock-Rackominium							1						1
Farm	1		2										3
Single Family Residence	226	259	368	359	375	386	368						2341
Townhouse	19	25	29	23	22	39	35						192
Villa	14	17	22	19	13	11	28						124
Total	281	334	456	424	441	469	472						2877

YTD % of Sales by Property Type



West Pasco Board of REALTORS®

Multiple Listing One Month Sales and Inventory Report - July - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	59,500	34,300	58%	56	1
\$ 50,000 - 59,999	1	0%	60,000	50,000	83%	183	3
\$ 60,000 - 69,999	3	1%	90,000	63,333	70%	68	7
\$ 70,000 - 79,999	1	0%	95,999	70,000	73%	94	6
\$ 80,000 - 89,999	5	1%	100,480	84,200	84%	106	20
\$ 90,000 - 99,999	1	0%	99,900	95,000	95%	48	12
\$ 100,000 - 119,999	12	3%	118,650	107,842	91%	81	31
\$ 120,000 - 139,999	4	1%	138,475	132,100	95%	122	51
\$ 140,000 - 159,999	9	2%	162,311	148,778	92%	48	47
\$ 160,000 - 179,999	20	4%	178,495	170,705	96%	42	36
\$ 180,000 - 199,999	26	6%	198,025	188,442	95%	50	57
\$ 200,000 - 249,999	65	14%	233,946	226,742	97%	61	181
\$ 250,000 - 299,999	79	17%	277,937	273,173	98%	59	284
\$ 300,000 - 349,999	67	14%	332,311	325,834	98%	70	263
\$ 350,000 - 399,999	47	10%	378,912	372,014	98%	60	275
\$ 400,000 - 499,999	62	13%	461,208	447,638	97%	63	238
\$ 500,000 - 599,999	27	6%	559,644	551,599	99%	65	139
\$ 600,000 - 699,999	16	3%	679,416	657,879	97%	141	91
\$ 700,000 - 799,999	5	1%	773,000	764,800	99%	125	71
\$ 800,000 - 899,999	9	2%	862,200	844,111	98%	85	26
\$ 900,000 - 999,999	2	0%	949,500	931,000	98%	80	18
\$ 1,000,000 - and over	10	2%	1,536,290	1,394,100	91%	96	76
Total	472	100%	368,527	356,709	97%	67	1933

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	10	0.32%	49,830	40,605	81%	53	1
\$ 50,000 - 59,999	9	0.29%	66,278	52,444	79%	61	3
\$ 60,000 - 69,999	16	0.51%	72,481	63,344	87%	79	7
\$ 70,000 - 79,999	10	0.32%	84,180	72,640	86%	158	6
\$ 80,000 - 89,999	32	1.02%	93,872	83,250	89%	115	20
\$ 90,000 - 99,999	29	0.92%	106,072	94,286	89%	75	12
\$ 100,000 - 119,999	68	2.16%	120,285	109,091	91%	109	31
\$ 120,000 - 139,999	80	2.54%	138,764	128,558	93%	95	51
\$ 140,000 - 159,999	93	2.96%	159,283	148,683	93%	71	47
\$ 160,000 - 179,999	115	3.66%	180,756	169,420	94%	72	36
\$ 180,000 - 199,999	129	4.10%	200,404	188,612	94%	69	57
\$ 200,000 - 249,999	427	13.58%	232,964	225,411	97%	70	181
\$ 250,000 - 299,999	533	16.95%	280,232	272,902	97%	64	284
\$ 300,000 - 349,999	447	14.21%	329,237	323,603	98%	67	263
\$ 350,000 - 399,999	318	10.11%	379,128	372,505	98%	64	275
\$ 400,000 - 499,999	349	11.10%	455,852	444,070	97%	72	238
\$ 500,000 - 599,999	210	6.68%	561,615	547,645	98%	76	139
\$ 600,000 - 699,999	98	3.12%	662,125	644,001	97%	84	91
\$ 700,000 - 799,999	51	1.62%	763,108	743,029	97%	82	71
\$ 800,000 - 899,999	39	1.24%	878,733	848,923	97%	68	26
\$ 900,000 - 999,999	24	0.76%	966,808	941,825	97%	92	18
\$ 1,000,000 - and over	58	1.84%	1,474,973	1,380,816	94%	85	76
Total	3145	100.00%	359,409	348,161	97%	72	1933

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.

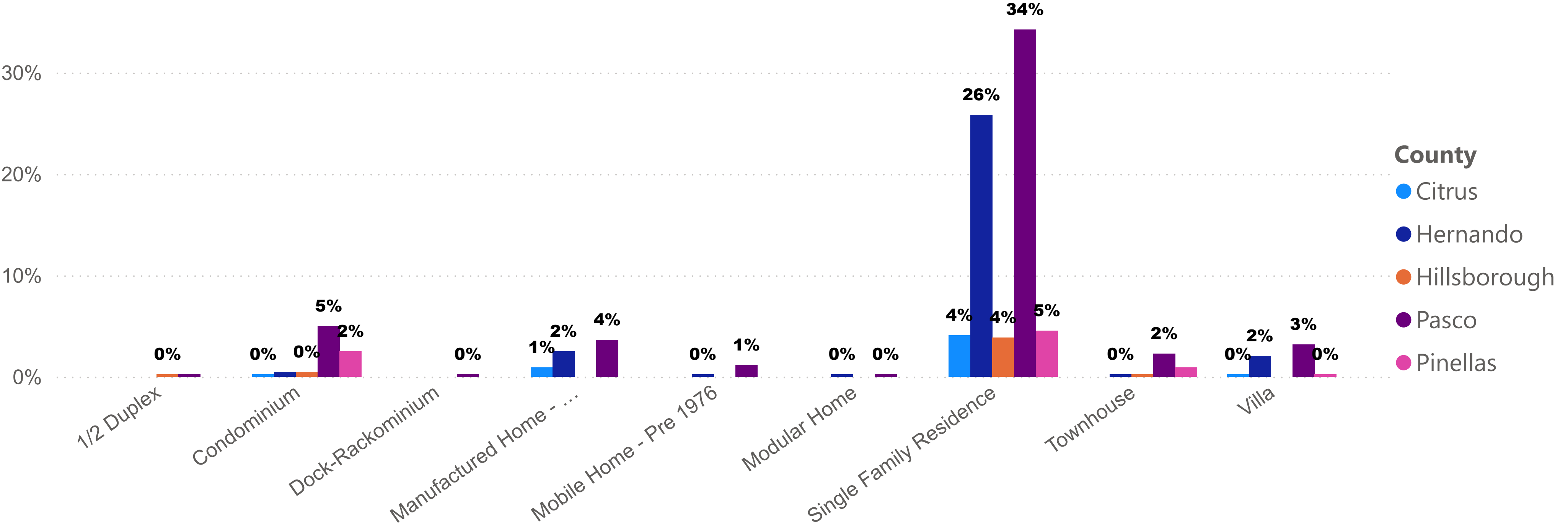
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	349,452	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	356,645	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	1909	4.71
01/31/2026	281	386,469	374,243	97%	76	1923	6.84
02/28/2026	334	357,380	346,012	97%	89	1945	5.82
03/31/2026	456	374,960	363,092	97%	83	1921	4.21
04/30/2026	424	363,090	353,761	97%	87	1944	4.58
05/31/2026	441	363,318	351,285	97%	77	1932	4.38
06/30/2026	469	408,494	397,029	97%	76	1957	4.17
07/31/2026	471	369,044	357,233	97%	74	1933	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
1/2 Duplex			0%	0%		0%
Condominium	0%	0%	0%	5%	2%	9%
Dock-Rackominium				0%		0%
Manufactured Home - Post 1977	1%	2%		4%		7%
Mobile Home - Pre 1976		0%		1%		1%
Modular Home		0%		0%		0%
Single Family Residence	4%	26%	4%	34%	5%	73%
Townhouse		0%	0%	2%	1%	4%
Villa	0%	2%		3%	0%	6%
Total	5%	32%	5%	50%	8%	100%



Board/Association: State Month Year
▲
West Pasco FL July 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	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999		1		1
\$ 80,000 - 89,999	3	1		4
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	2	1		3
\$ 120,000 - 139,999				
\$ 140,000 - 159,999	3	1	1	5
\$ 160,000 - 179,999	13	3		16
\$ 180,000 - 199,999	10	6	2	18
\$ 200,000 - 249,999	32	19	2	53
\$ 250,000 - 299,999	18	41	5	64
\$ 300,000 - 349,999	9	33	16	58
\$ 350,000 - 399,999	4	29	9	42
\$ 400,000 - 499,999	2	32	27	61
\$ 500,000 - 599,999	2	6	19	27
\$ 600,000 - 699,999		5	11	16
\$ 700,000 - 799,999		1	4	5
\$ 800,000 - 899,999		2	7	9
\$ 900,000 - 999,999			2	2
\$ 1,000,000 - and over		4	6	10
Total	100	185	111	396

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	2			2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	8			8
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	4			4
\$ 180,000 - 199,999	5	2		7
\$ 200,000 - 249,999	7	5		12
\$ 250,000 - 299,999	2	12		14
\$ 300,000 - 349,999	1	6	2	9
\$ 350,000 - 399,999		4	1	5
\$ 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	41	29	3	73

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		2
\$ 60,000 - 69,999		7
\$ 70,000 - 79,999		6
\$ 80,000 - 89,999	1	18
\$ 90,000 - 99,999	3	8
\$ 100,000 - 119,999	4	25
\$ 120,000 - 139,999	7	42
\$ 140,000 - 159,999	13	34
\$ 160,000 - 179,999	5	29
\$ 180,000 - 199,999	32	21
\$ 200,000 - 249,999	135	40
\$ 250,000 - 299,999	199	58
\$ 300,000 - 349,999	213	45
\$ 350,000 - 399,999	221	36
\$ 400,000 - 499,999	219	11
\$ 500,000 - 599,999	128	4
\$ 600,000 - 699,999	81	7
\$ 700,000 - 799,999	61	5
\$ 800,000 - 899,999	25	
\$ 900,000 - 999,999	16	
\$ 1,000,000 - and over	74	2
Total	1437	401

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		
\$ 80,000 - 89,999	1	1
\$ 90,000 - 99,999		3
\$ 100,000 - 119,999		4
\$ 120,000 - 139,999	3	4
\$ 140,000 - 159,999	7	5
\$ 160,000 - 179,999	6	3
\$ 180,000 - 199,999	15	1
\$ 200,000 - 249,999	60	8
\$ 250,000 - 299,999	84	22
\$ 300,000 - 349,999	56	32
\$ 350,000 - 399,999	82	25
\$ 400,000 - 499,999	106	9
\$ 500,000 - 599,999	57	4
\$ 600,000 - 699,999	25	3
\$ 700,000 - 799,999	18	2
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999	10	
\$ 1,000,000 - and over	15	
Total	551	130

Time On Market Sort	M-SF	M-Condo
0 - 30	188	24
31-60	71	13
61-90	44	13
91-120	31	6
121-over	62	17
Total	396	73

