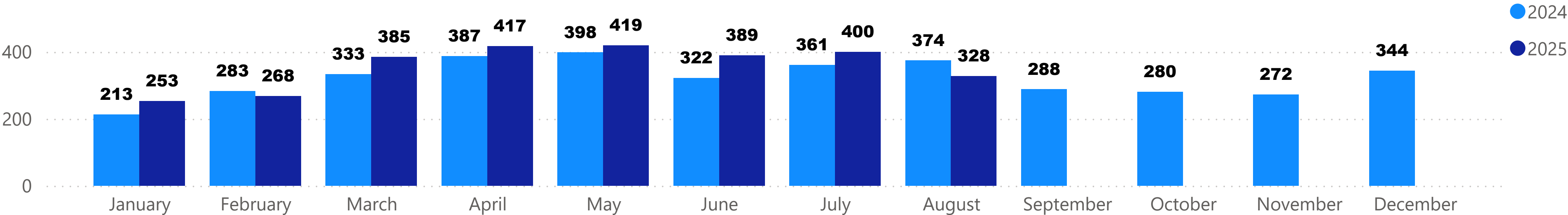




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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							2
\$ 50,000 - 59,999	1							1					2
\$ 60,000 - 69,999			1	1	1		1						4
\$ 70,000 - 79,999		1	2			1							4
\$ 80,000 - 89,999	1					1							2
\$ 90,000 - 99,999	1	2		2	1	2	1	1					10
\$ 100,000 - 119,999	2	1	1	1	3	4	3						15
\$ 120,000 - 139,999	5	1	2	8	3	1	6	8					34
\$ 140,000 - 159,999	7	4	5	7	4	5	5	8					45
\$ 160,000 - 179,999	5	7	10	6	5	13	12	7					65
\$ 180,000 - 199,999	5	10	8	15	10	12	13	7					80
\$ 200,000 - 249,999	47	37	62	55	57	51	41	40					390
\$ 250,000 - 299,999	45	58	66	86	81	56	66	60					518
\$ 300,000 - 349,999	37	40	61	67	72	66	62	49					454
\$ 350,000 - 399,999	25	26	48	62	61	54	45	47					368
\$ 400,000 - 499,999	35	39	62	52	61	54	68	50					421
\$ 500,000 - 599,999	18	18	27	26	22	28	38	16					193
\$ 600,000 - 699,999	5	11	9	12	20	15	16	16					104
\$ 700,000 - 799,999	5	8	11	6	6	11	11	1					59
\$ 800,000 - 899,999	4		2	6	4	6	6	5					33
\$ 900,000 - 999,999	2	2	1	2	3	1	2	6					19
\$ 1,000,000 - and over	3	3	6	3	5	7	4	6					37
Total	253	268	385	417	419	389	400	328					2859

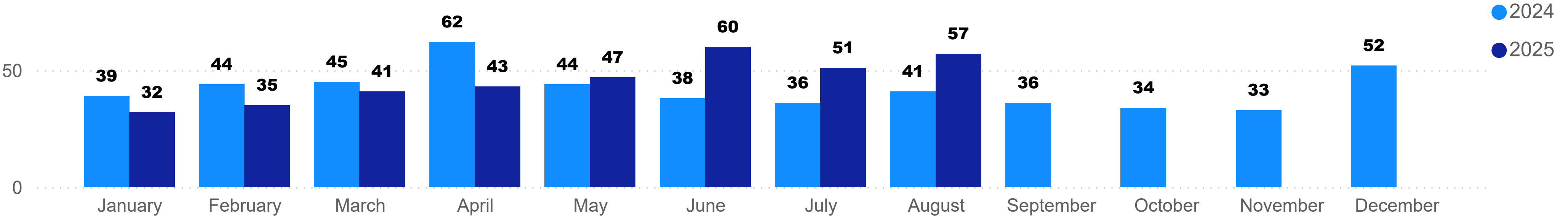




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	2		1					8
\$ 50,000 - 59,999				1	2								3
\$ 60,000 - 69,999		2			1	2	1						6
\$ 70,000 - 79,999		1			1	1							3
\$ 80,000 - 89,999			1	1	1		3	1					7
\$ 90,000 - 99,999				2			2	1					5
\$ 100,000 - 119,999	1	2	6	3	6	6	4	5					33
\$ 120,000 - 139,999	1	4	3	5	5	4	4	7					33
\$ 140,000 - 159,999	1	4	5	6	6	6	2	8					38
\$ 160,000 - 179,999	7	4	4	4	3	3	7	3					35
\$ 180,000 - 199,999	1			4	3	3		2					13
\$ 200,000 - 249,999	8	3	7	7	5	11	5	8					54
\$ 250,000 - 299,999	5	4	5	2	5	5	5	10					41
\$ 300,000 - 349,999	3	6	3	3	4	7	9	6					41
\$ 350,000 - 399,999	2	1	5	2	1	4	5	2					22
\$ 400,000 - 499,999	1			1	2	5	3	3					15
\$ 500,000 - 599,999		1	2			1							4
\$ 600,000 - 699,999					1		1						2
\$ 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	60	51	57					366

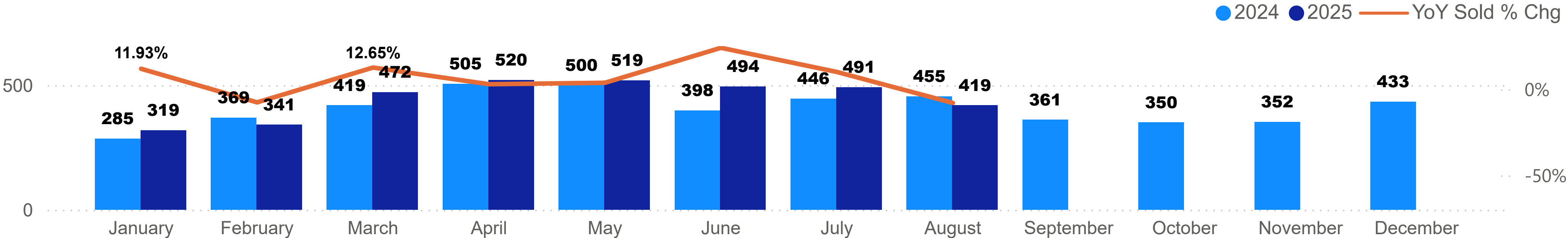




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	4	3	2					33
\$ 50,000 - 59,999	3		2	2	4			1					12
\$ 60,000 - 69,999	2	3	2	1	2	2	2	2					16
\$ 70,000 - 79,999		5	4	1	3	2	1						16
\$ 80,000 - 89,999	3	2	6	4	2	4	4	3					28
\$ 90,000 - 99,999	2	4	4	5	2	2	4	2					25
\$ 100,000 - 119,999	7	7	8	5	10	11	8	7					63
\$ 120,000 - 139,999	10	7	16	20	11	13	13	16					106
\$ 140,000 - 159,999	10	11	12	18	22	12	11	20					116
\$ 160,000 - 179,999	15	17	17	15	13	21	22	14					134
\$ 180,000 - 199,999	8	15	13	22	16	20	16	11					121
\$ 200,000 - 249,999	56	43	75	71	71	69	57	50					492
\$ 250,000 - 299,999	52	65	74	95	96	65	76	75					598
\$ 300,000 - 349,999	41	47	64	73	78	78	74	57					512
\$ 350,000 - 399,999	29	28	53	65	62	59	50	52					398
\$ 400,000 - 499,999	36	40	62	53	64	62	71	55					443
\$ 500,000 - 599,999	18	19	29	28	22	29	38	16					199
\$ 600,000 - 699,999	5	11	9	12	21	15	17	16					106
\$ 700,000 - 799,999	5	9	11	6	6	11	11	2					61
\$ 800,000 - 899,999	4	1	2	6	4	6	7	5					35
\$ 900,000 - 999,999	3	2	1	2	3	2	2	6					21
\$ 1,000,000 - and over	4	3	6	4	5	7	4	7					40
Total	319	341	472	520	519	494	491	419					3575



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	9	10	9					80
2	124	121	154	190	164	152	135	123					1163
3	138	153	226	233	240	236	238	204					1668
4	46	41	65	73	87	83	89	65					549
5	7	15	13	10	11	12	16	13					97
6+		4		1	3	2	3	5					18
Total	319	341	472	520	519	494	491	419					3575

Sales by Bathroom Count

Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38	38	41	34	27					282
2	231	228	326	387	373	336	321	301					2503
3	55	71	84	84	95	94	116	70					669
4	8	7	7	9	8	17	20	16					92
5	2	3	5	1	4	5		4					24
6+		1		1	1	1		1					5
Total	319	341	472	520	519	494	491	419					3575

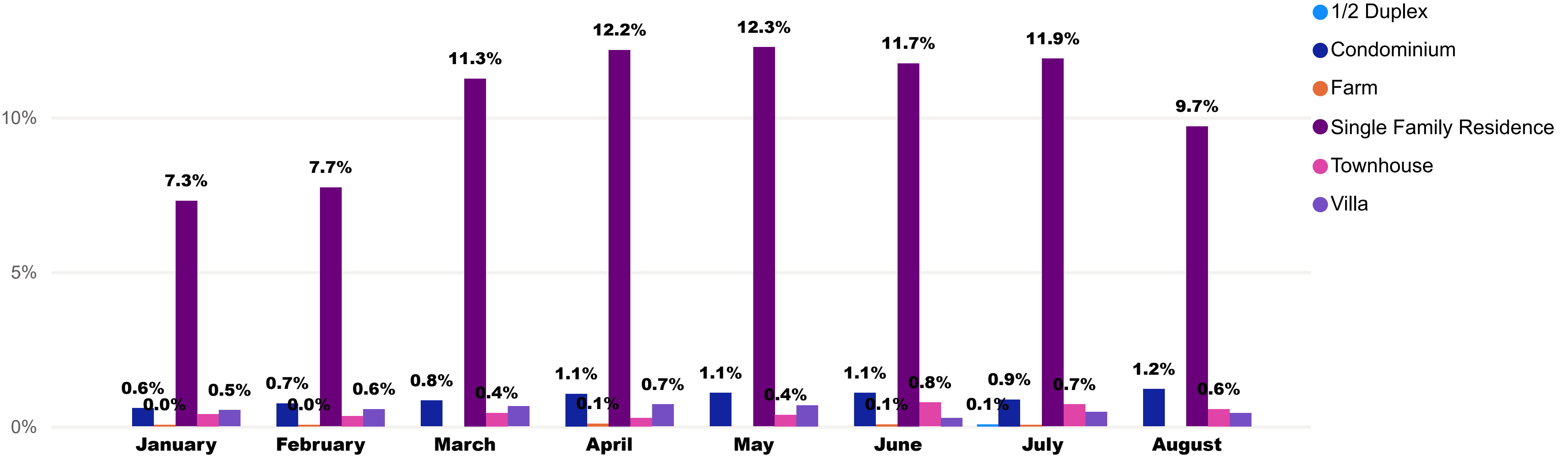


West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex							2						2
Condominium	19	24	27	34	35	35	28	39					241
Farm	1	1		3		2	1						8
Single Family Residence	236	250	364	394	397	380	385	314					2720
Townhouse	13	11	14	9	12	25	23	18					125
Villa	17	18	21	23	22	9	15	14					139
Total	286	304	426	463	466	451	454	385					3235

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	1	0%	46,500	45,000	97%	228	3
\$ 50,000 - 59,999	1	0%	99,000	50,000	51%	67	1
\$ 60,000 - 69,999							3
\$ 70,000 - 79,999							2
\$ 80,000 - 89,999	1	0%	94,900	80,000	84%	233	2
\$ 90,000 - 99,999	2	1%	104,500	90,000	86%	20	3
\$ 100,000 - 119,999	5	1%	116,700	110,560	95%	81	22
\$ 120,000 - 139,999	15	4%	145,813	128,950	88%	108	46
\$ 140,000 - 159,999	16	4%	170,500	150,531	88%	55	51
\$ 160,000 - 179,999	10	3%	186,980	168,825	90%	54	41
\$ 180,000 - 199,999	9	2%	192,233	187,778	98%	77	53
\$ 200,000 - 249,999	48	12%	237,732	227,205	96%	59	182
\$ 250,000 - 299,999	70	18%	280,189	275,041	98%	67	271
\$ 300,000 - 349,999	55	14%	338,311	324,658	96%	60	241
\$ 350,000 - 399,999	49	13%	377,873	370,156	98%	66	228
\$ 400,000 - 499,999	53	14%	451,289	441,139	98%	50	255
\$ 500,000 - 599,999	16	4%	557,716	549,640	99%	65	173
\$ 600,000 - 699,999	16	4%	651,802	637,422	98%	52	106
\$ 700,000 - 799,999	1	0%	749,900	739,900	99%	84	52
\$ 800,000 - 899,999	5	1%	854,798	839,998	98%	58	32
\$ 900,000 - 999,999	6	2%	998,150	934,667	94%	30	25
\$ 1,000,000 - and over	6	2%	1,333,833	1,215,833	91%	32	64
Total	385	100%	363,589	350,643	96%	62	1856

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	33	0.92%	41,842	33,770	81%	74	3
\$ 50,000 - 59,999	12	0.34%	65,383	54,208	83%	43	1
\$ 60,000 - 69,999	16	0.45%	86,238	63,969	74%	77	3
\$ 70,000 - 79,999	16	0.45%	81,625	73,288	90%	63	2
\$ 80,000 - 89,999	28	0.78%	99,818	83,304	83%	102	2
\$ 90,000 - 99,999	25	0.70%	108,816	93,297	86%	37	3
\$ 100,000 - 119,999	63	1.76%	124,592	109,485	88%	78	22
\$ 120,000 - 139,999	106	2.97%	140,862	129,301	92%	69	46
\$ 140,000 - 159,999	116	3.24%	158,909	148,967	94%	61	51
\$ 160,000 - 179,999	134	3.75%	181,583	169,402	93%	63	41
\$ 180,000 - 199,999	121	3.38%	199,015	189,114	95%	66	53
\$ 200,000 - 249,999	492	13.76%	234,212	225,588	96%	63	182
\$ 250,000 - 299,999	598	16.73%	279,504	274,513	98%	62	271
\$ 300,000 - 349,999	512	14.32%	332,142	323,663	97%	63	241
\$ 350,000 - 399,999	398	11.13%	380,936	372,327	98%	57	228
\$ 400,000 - 499,999	443	12.39%	451,313	441,430	98%	56	255
\$ 500,000 - 599,999	199	5.57%	553,249	541,147	98%	64	173
\$ 600,000 - 699,999	106	2.97%	659,835	645,362	98%	58	106
\$ 700,000 - 799,999	61	1.71%	778,333	748,399	96%	65	52
\$ 800,000 - 899,999	35	0.98%	868,024	840,003	97%	81	32
\$ 900,000 - 999,999	21	0.59%	1,008,423	939,190	93%	54	25
\$ 1,000,000 - and over	40	1.12%	1,485,922	1,396,100	94%	86	64
Total	3575	100.00%	347,547	336,619	97%	62	1856

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.

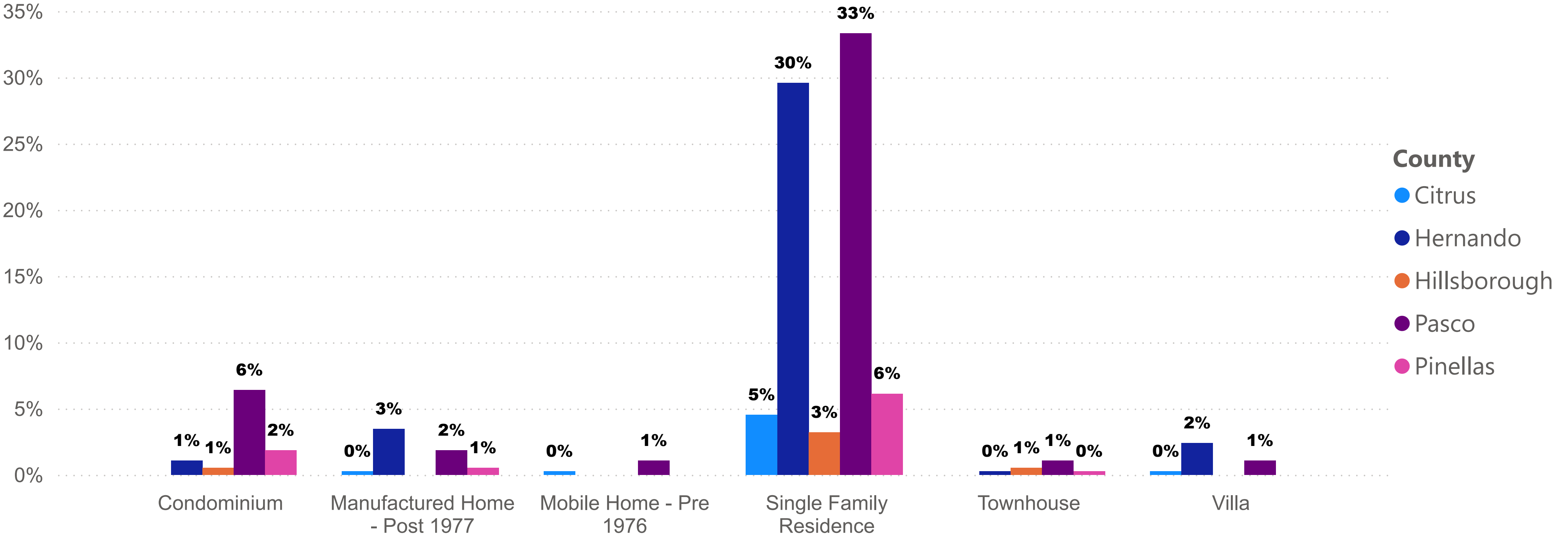
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1003	2.33
09/30/2023	381	370,398	360,968	97%	36	1067	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	1648	3.72
06/30/2024	359	408,680	396,503	97%	59	1653	4.60
07/31/2024	397	382,154	373,318	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	1725	5.31
10/31/2024	315	379,055	368,110	97%	65	1669	5.30
11/30/2024	305	370,199	357,324	97%	75	1733	5.68
12/31/2024	396	398,454	384,450	96%	70	1678	4.24
01/31/2025	286	361,137	349,206	97%	69	1802	6.30
02/28/2025	304	366,875	354,551	97%	75	1884	6.20
03/31/2025	426	360,633	349,851	97%	68	1944	4.56
04/30/2025	463	350,582	339,961	97%	72	1995	4.31
05/31/2025	466	364,774	355,364	97%	69	1965	4.22
06/30/2025	451	373,991	362,421	97%	66	2005	4.45
07/31/2025	454	372,603	362,444	97%	68	1980	4.36
08/31/2025	385	363,589	350,643	96%	70	1856	4.82

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		1%	1%	6%	2%	10%
Manufactured Home - Post 1977	0%	3%		2%	1%	6%
Mobile Home - Pre 1976	0%			1%		1%
Single Family Residence	5%	30%	3%	33%	6%	77%
Townhouse		0%	1%	1%	0%	2%
Villa	0%	2%		1%		4%
Total	5%	37%	4%	45%	9%	100%



Board/Association: State Month Year
▲
West Pasco FL August 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	1			1
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	6	2		8
\$ 140,000 - 159,999	6	2		8
\$ 160,000 - 179,999	6	1		7
\$ 180,000 - 199,999	4	3		7
\$ 200,000 - 249,999	25	12	3	40
\$ 250,000 - 299,999	15	40	5	60
\$ 300,000 - 349,999	6	38	5	49
\$ 350,000 - 399,999	5	31	11	47
\$ 400,000 - 499,999	3	26	21	50
\$ 500,000 - 599,999		9	7	16
\$ 600,000 - 699,999	1	4	11	16
\$ 700,000 - 799,999		1		1
\$ 800,000 - 899,999		2	3	5
\$ 900,000 - 999,999			6	6
\$ 1,000,000 - and over			6	6
Total	79	171	78	328

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				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	7			7
\$ 140,000 - 159,999	8			8
\$ 160,000 - 179,999	3			3
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	6	2		8
\$ 250,000 - 299,999	5	5		10
\$ 300,000 - 349,999		6		6
\$ 350,000 - 399,999		1	1	2
\$ 400,000 - 499,999		2	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	39	16	2	57

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		2
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999	2	1
\$ 90,000 - 99,999	2	2
\$ 100,000 - 119,999	4	19
\$ 120,000 - 139,999	5	36
\$ 140,000 - 159,999	5	40
\$ 160,000 - 179,999	8	35
\$ 180,000 - 199,999	26	21
\$ 200,000 - 249,999	139	39
\$ 250,000 - 299,999	220	42
\$ 300,000 - 349,999	220	21
\$ 350,000 - 399,999	193	26
\$ 400,000 - 499,999	227	20
\$ 500,000 - 599,999	163	6
\$ 600,000 - 699,999	91	8
\$ 700,000 - 799,999	47	5
\$ 800,000 - 899,999	28	
\$ 900,000 - 999,999	22	
\$ 1,000,000 - and over	57	1
Total	1460	329

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		4
\$ 120,000 - 139,999	2	10
\$ 140,000 - 159,999	3	6
\$ 160,000 - 179,999	5	5
\$ 180,000 - 199,999	10	5
\$ 200,000 - 249,999	57	12
\$ 250,000 - 299,999	93	15
\$ 300,000 - 349,999	94	22
\$ 350,000 - 399,999	72	10
\$ 400,000 - 499,999	61	8
\$ 500,000 - 599,999	55	2
\$ 600,000 - 699,999	29	3
\$ 700,000 - 799,999	14	1
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	7	
Total	513	106

Time On Market Sort	M-SF	M-Condo
0 - 30	142	15
31-60	68	14
61-90	51	8
91-120	23	7
121-over	44	13
Total	328	57

