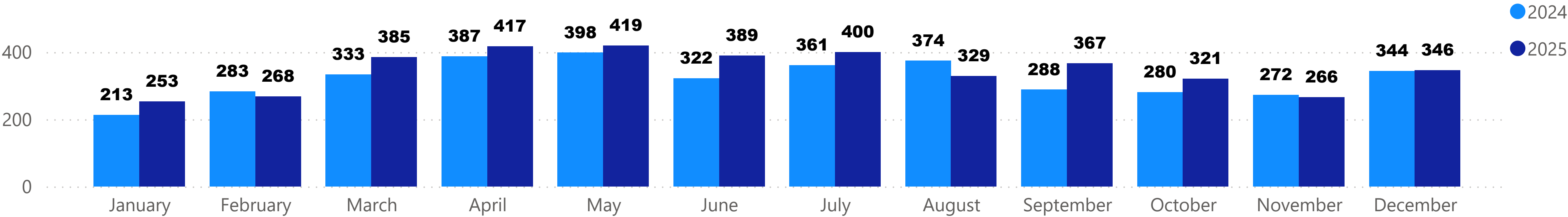




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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					1		3
\$ 50,000 - 59,999	1							1					2
\$ 60,000 - 69,999			1	1	1		1					1	5
\$ 70,000 - 79,999		1	2			1				2			6
\$ 80,000 - 89,999	1					1			1		1	1	5
\$ 90,000 - 99,999	1	2		2	1	2	1	1		1	2	1	14
\$ 100,000 - 119,999	2	1	1	1	3	4	3			1	2	1	19
\$ 120,000 - 139,999	5	1	2	8	3	1	6	8	3	3	2	5	47
\$ 140,000 - 159,999	7	4	5	7	4	5	5	8	2	6	4	8	65
\$ 160,000 - 179,999	5	7	10	6	5	13	12	7	11	7	4	5	92
\$ 180,000 - 199,999	5	10	8	15	10	12	13	7	6	6	5	12	109
\$ 200,000 - 249,999	47	37	62	55	57	51	41	40	57	34	34	47	562
\$ 250,000 - 299,999	45	58	66	86	81	56	66	60	66	57	48	54	743
\$ 300,000 - 349,999	37	40	61	67	72	66	62	49	68	46	55	62	685
\$ 350,000 - 399,999	25	26	48	62	61	54	45	48	45	43	26	39	522
\$ 400,000 - 499,999	35	39	62	52	61	54	68	50	43	47	35	49	595
\$ 500,000 - 599,999	18	18	27	26	22	28	38	16	28	30	24	27	302
\$ 600,000 - 699,999	5	11	9	12	20	15	16	16	16	21	9	17	167
\$ 700,000 - 799,999	5	8	11	6	6	11	11	1	10	6	4	7	86
\$ 800,000 - 899,999	4		2	6	4	6	6	5	6	4	4	3	50
\$ 900,000 - 999,999	2	2	1	2	3	1	2	6	1	3	1	2	26
\$ 1,000,000 - and over	3	3	6	3	5	7	4	6	4	4	5	5	55
Total	253	268	385	417	419	389	400	329	367	321	266	346	4160

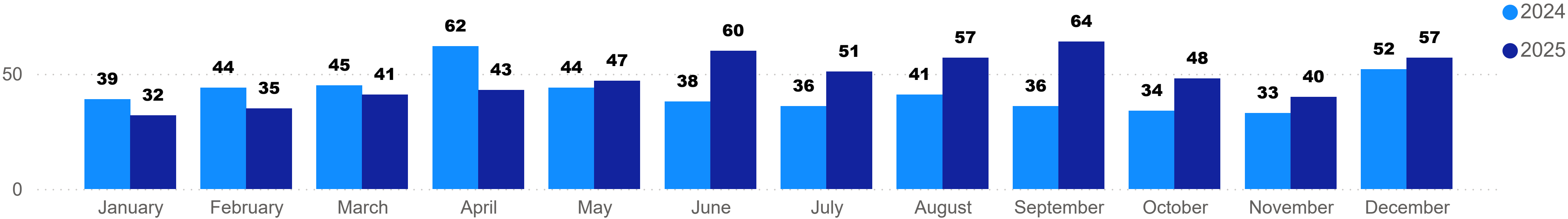




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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			1	2	11
\$ 50,000 - 59,999				1	2						1	1	5
\$ 60,000 - 69,999		2			1	2	1			1	1		8
\$ 70,000 - 79,999		1			1	1			1			1	5
\$ 80,000 - 89,999			1	1	1		3	1	1		1	1	10
\$ 90,000 - 99,999				2			2	1				1	6
\$ 100,000 - 119,999	1	2	6	3	6	6	4	5	7	1	4	8	53
\$ 120,000 - 139,999	1	4	3	5	5	4	4	8	6	7	8	7	62
\$ 140,000 - 159,999	1	4	5	6	6	6	2	8	4	3	3	6	54
\$ 160,000 - 179,999	7	4	4	4	3	3	7	3	6	5	3	1	50
\$ 180,000 - 199,999	1			4	3	3		1	4	1	2	5	24
\$ 200,000 - 249,999	8	3	7	7	5	11	5	8	8	8	2	5	77
\$ 250,000 - 299,999	5	4	5	2	5	5	5	10	6	7	3	5	62
\$ 300,000 - 349,999	3	6	3	3	4	7	9	6	11	5	4	5	66
\$ 350,000 - 399,999	2	1	5	2	1	4	5	2	8	7	7	8	52
\$ 400,000 - 499,999	1			1	2	5	3	3	1	3		1	20
\$ 500,000 - 599,999		1	2			1							4
\$ 600,000 - 699,999					1		1						2
\$ 700,000 - 799,999		1							1				2
\$ 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	64	48	40	57	575

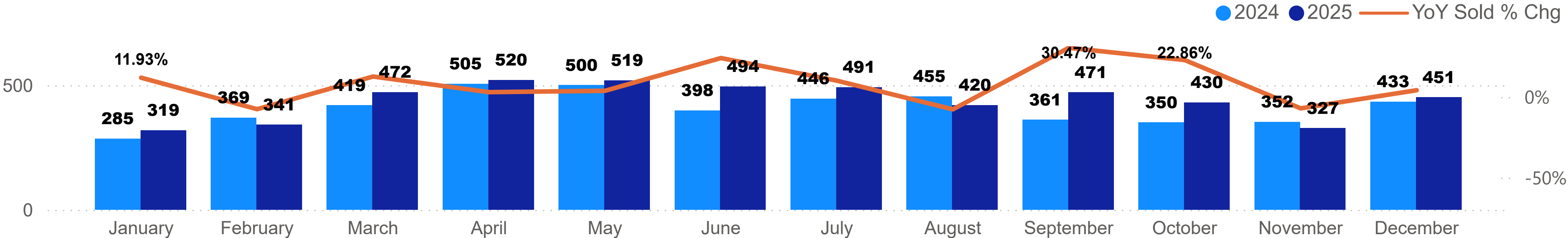




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	2	1	4	4	44
\$ 50,000 - 59,999	3		2	2	4			1		1	1	5	19
\$ 60,000 - 69,999	2	3	2	1	2	2	2	2	3	1	2	1	23
\$ 70,000 - 79,999		5	4	1	3	2	1		3	5		3	27
\$ 80,000 - 89,999	3	2	6	4	2	4	4	3	2		2	2	34
\$ 90,000 - 99,999	2	4	4	5	2	2	4	2	1	5	3	3	37
\$ 100,000 - 119,999	7	7	8	5	10	11	8	7	10	6	9	11	99
\$ 120,000 - 139,999	10	7	16	20	11	13	13	17	14	18	13	16	168
\$ 140,000 - 159,999	10	11	12	18	22	12	11	20	7	12	8	20	163
\$ 160,000 - 179,999	15	17	17	15	13	21	22	14	25	18	8	15	200
\$ 180,000 - 199,999	8	15	13	22	16	20	16	10	11	10	11	19	171
\$ 200,000 - 249,999	56	43	75	71	71	69	57	50	70	58	39	60	719
\$ 250,000 - 299,999	52	65	74	95	96	65	76	75	77	72	53	64	864
\$ 300,000 - 349,999	41	47	64	73	78	78	74	57	81	54	59	70	776
\$ 350,000 - 399,999	29	28	53	65	62	59	50	53	54	50	33	47	583
\$ 400,000 - 499,999	36	40	62	53	64	62	71	55	45	51	35	50	624
\$ 500,000 - 599,999	18	19	29	28	22	29	38	16	28	30	24	27	308
\$ 600,000 - 699,999	5	11	9	12	21	15	17	16	16	21	9	17	169
\$ 700,000 - 799,999	5	9	11	6	6	11	11	2	11	6	4	7	89
\$ 800,000 - 899,999	4	1	2	6	4	6	7	5	6	4	4	3	52
\$ 900,000 - 999,999	3	2	1	2	3	2	2	6	1	3	1	2	28
\$ 1,000,000 - and over	4	3	6	4	5	7	4	7	4	4	5	5	58
Total	319	341	472	520	519	494	491	420	471	430	327	451	5255



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	14	10	7	11	122
2	124	121	154	190	164	152	135	123	142	124	91	157	1677
3	138	153	226	233	240	236	238	204	217	215	156	198	2454
4	46	41	65	73	87	83	89	66	85	63	60	69	827
5	7	15	13	10	11	12	16	13	11	14	12	14	148
6+		4		1	3	2	3	5	2	4	1	2	27
Total	319	341	472	520	519	494	491	420	471	430	327	451	5255

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	33	23	19	30	387
2	231	228	326	387	373	336	321	302	313	297	225	306	3645
3	55	71	84	84	95	94	116	70	103	98	70	92	1032
4	8	7	7	9	8	17	20	16	19	11	7	18	147
5	2	3	5	1	4	5		4	2		5	4	35
6+		1		1	1	1		1	1	1	1	1	9
Total	319	341	472	520	519	494	491	420	471	430	327	451	5255

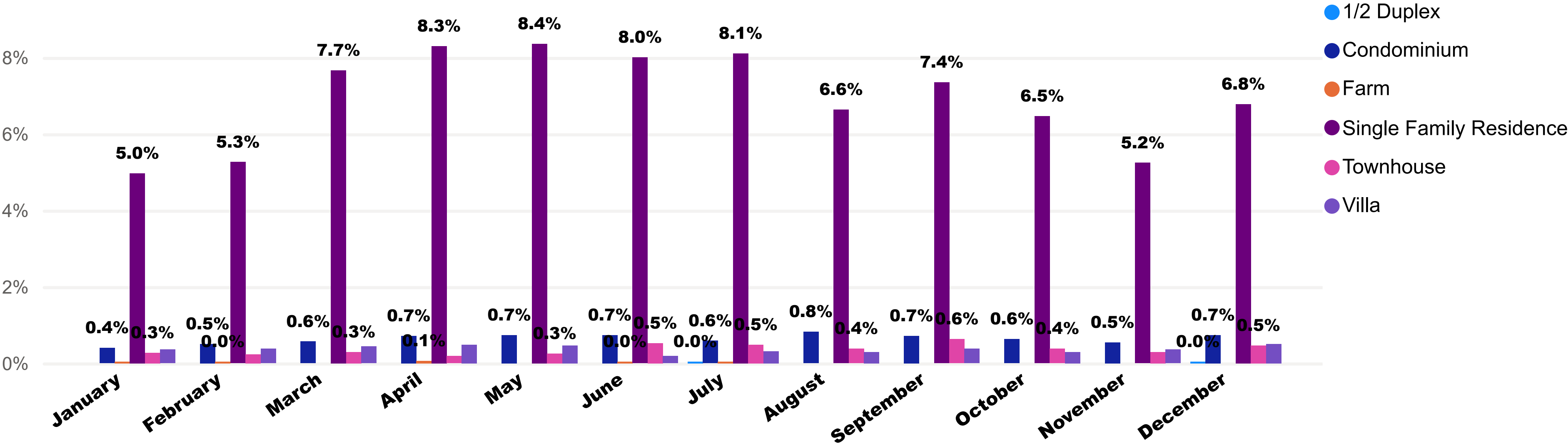


West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

Sales by Housing Style

Property Type	January	February	March	April	May	June	July	August	September	October	November	December	Total
1/2 Duplex							2					1	3
Condominium	19	24	27	34	35	35	28	39	34	30	26	35	366
Farm	1	1		3		2	1						8
Single Family Residence	236	250	364	394	397	380	385	315	349	307	249	322	3948
Townhouse	13	11	14	9	12	25	23	18	30	18	14	22	209
Villa	17	18	21	23	22	9	15	14	18	14	17	24	212
Total	286	304	426	463	466	451	454	386	431	369	306	404	4746

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0%	55,000	41,500	75%	129	1
\$ 50,000 - 59,999	1	0%	68,000	52,000	76%	35	1
\$ 60,000 - 69,999	1	0%	74,900	60,000	80%	157	2
\$ 70,000 - 79,999	1	0%	99,000	79,000	80%	30	2
\$ 80,000 - 89,999	2	0%	104,500	83,750	80%	97	6
\$ 90,000 - 99,999	2	0%	103,950	90,000	87%	70	20
\$ 100,000 - 119,999	9	2%	127,133	112,100	88%	119	30
\$ 120,000 - 139,999	12	3%	142,033	128,583	91%	113	42
\$ 140,000 - 159,999	14	3%	171,900	147,386	86%	99	37
\$ 160,000 - 179,999	7	2%	182,400	170,286	93%	49	53
\$ 180,000 - 199,999	17	4%	201,912	188,656	93%	119	65
\$ 200,000 - 249,999	52	13%	231,793	223,731	97%	66	185
\$ 250,000 - 299,999	59	15%	274,455	270,008	98%	47	271
\$ 300,000 - 349,999	67	17%	329,003	323,315	98%	65	239
\$ 350,000 - 399,999	47	12%	379,093	372,039	98%	73	225
\$ 400,000 - 499,999	50	12%	462,479	448,613	97%	72	246
\$ 500,000 - 599,999	27	7%	552,607	536,756	97%	92	147
\$ 600,000 - 699,999	17	4%	651,986	634,965	97%	67	108
\$ 700,000 - 799,999	7	2%	766,759	743,551	97%	35	65
\$ 800,000 - 899,999	3	1%	854,967	834,167	98%	106	23
\$ 900,000 - 999,999	2	0%	972,500	950,000	98%	39	26
\$ 1,000,000 - and over	5	1%	1,585,000	1,395,000	88%	40	72
Total	404	100%	360,818	348,139	96%	72	1866

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	44	0.84%	42,689	34,683	81%	78	1
\$ 50,000 - 59,999	19	0.36%	67,953	53,658	79%	76	1
\$ 60,000 - 69,999	23	0.44%	81,452	63,848	78%	72	2
\$ 70,000 - 79,999	27	0.51%	82,325	73,337	89%	49	2
\$ 80,000 - 89,999	34	0.65%	100,406	83,633	83%	98	6
\$ 90,000 - 99,999	37	0.70%	109,157	93,011	85%	55	20
\$ 100,000 - 119,999	99	1.88%	123,652	109,578	89%	84	30
\$ 120,000 - 139,999	168	3.20%	140,491	129,132	92%	81	42
\$ 140,000 - 159,999	163	3.10%	159,358	148,908	93%	67	37
\$ 160,000 - 179,999	200	3.81%	180,361	169,213	94%	63	53
\$ 180,000 - 199,999	171	3.25%	199,813	189,435	95%	72	65
\$ 200,000 - 249,999	719	13.68%	233,757	225,012	96%	66	185
\$ 250,000 - 299,999	864	16.44%	279,444	273,916	98%	61	271
\$ 300,000 - 349,999	776	14.77%	331,891	323,904	98%	63	239
\$ 350,000 - 399,999	583	11.09%	380,445	372,315	98%	58	225
\$ 400,000 - 499,999	624	11.87%	452,933	442,525	98%	60	246
\$ 500,000 - 599,999	308	5.86%	553,501	540,229	98%	66	147
\$ 600,000 - 699,999	169	3.22%	661,940	644,074	97%	67	108
\$ 700,000 - 799,999	89	1.69%	775,403	746,525	96%	65	65
\$ 800,000 - 899,999	52	0.99%	872,808	841,425	96%	87	23
\$ 900,000 - 999,999	28	0.53%	1,007,210	944,125	94%	48	26
\$ 1,000,000 - and over	58	1.10%	1,538,633	1,431,310	93%	79	72
Total	5255	100.00%	348,706	337,432	97%	65	1866

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.

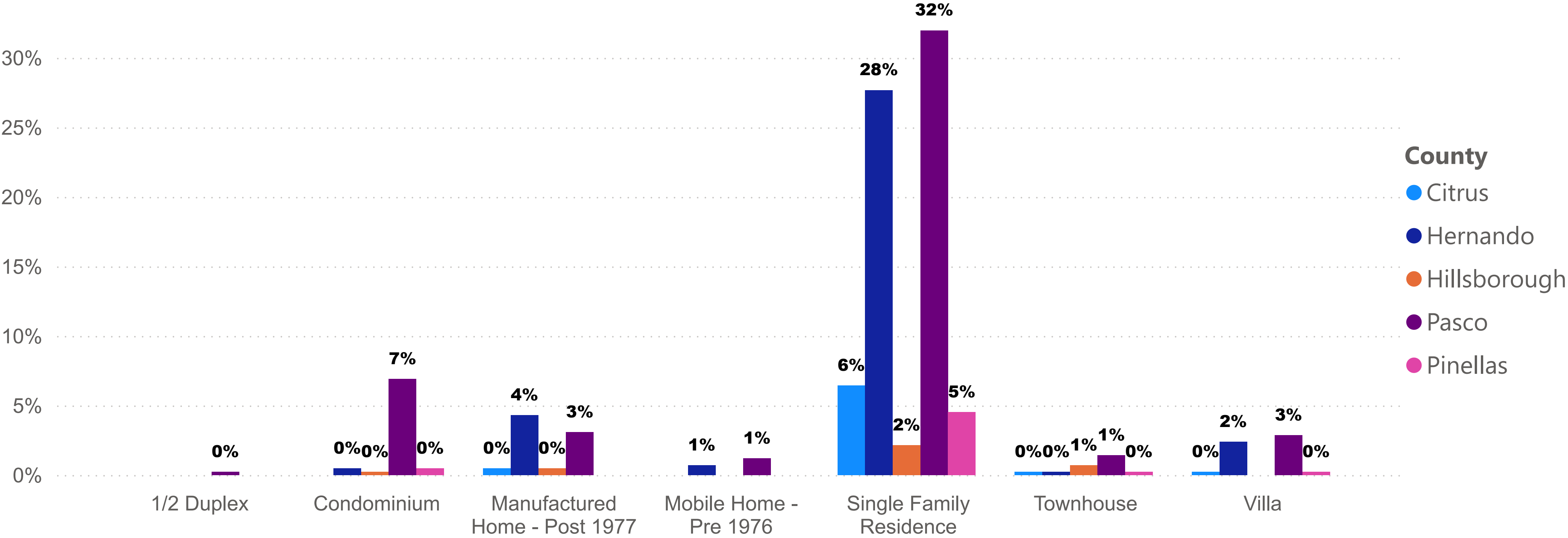
Four Year Sales and Inventory History 2022 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	347,868	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	371,704	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	1734	5.69
12/31/2024	396	398,454	384,450	96%	70	1679	4.24
01/31/2025	286	361,137	349,206	97%	69	1804	6.31
02/28/2025	304	366,875	354,551	97%	75	1886	6.20
03/31/2025	426	360,633	349,851	97%	68	1946	4.57
04/30/2025	463	350,582	339,961	97%	72	1999	4.32
05/31/2025	466	364,774	355,364	97%	69	1970	4.23
06/30/2025	451	373,991	362,421	97%	66	2022	4.48
07/31/2025	454	372,603	362,444	97%	68	2006	4.42
08/31/2025	386	363,670	350,577	96%	70	1915	4.96
09/30/2025	431	366,242	354,170	97%	82	1906	4.42
10/31/2025	369	382,960	371,761	97%	77	1964	5.32
11/30/2025	306	371,094	357,673	96%	77	1943	6.35
12/31/2025	404	360,818	348,139	96%	81	1866	4.62

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%
Condominium		0%	0%	7%	0%	8%
Manufactured Home - Post 1977	0%	4%	0%	3%		8%
Mobile Home - Pre 1976		1%		1%		2%
Single Family Residence	6%	28%	2%	32%	5%	73%
Townhouse	0%	0%	1%	1%	0%	3%
Villa	0%	2%		3%	0%	6%
Total	7%	36%	4%	48%	5%	100%



Board/Association: State Month Year
▲
West Pasco FL December 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	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999		1		1
\$ 120,000 - 139,999	4	1		5
\$ 140,000 - 159,999	7	1		8
\$ 160,000 - 179,999	2	3		5
\$ 180,000 - 199,999	10	2		12
\$ 200,000 - 249,999	31	16		47
\$ 250,000 - 299,999	30	23	1	54
\$ 300,000 - 349,999	11	39	12	62
\$ 350,000 - 399,999	3	22	14	39
\$ 400,000 - 499,999	1	26	22	49
\$ 500,000 - 599,999	3	17	7	27
\$ 600,000 - 699,999		6	11	17
\$ 700,000 - 799,999		2	5	7
\$ 800,000 - 899,999		1	2	3
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over		1	4	5
Total	105	162	79	346

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	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	8			8
\$ 120,000 - 139,999	7			7
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999	4	1		5
\$ 200,000 - 249,999	3	2		5
\$ 250,000 - 299,999	1	4		5
\$ 300,000 - 349,999	1	3	1	5
\$ 350,000 - 399,999	1	6	1	8
\$ 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	38	17	2	57

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999		5
\$ 90,000 - 99,999	3	15
\$ 100,000 - 119,999	2	26
\$ 120,000 - 139,999		39
\$ 140,000 - 159,999	3	33
\$ 160,000 - 179,999	15	34
\$ 180,000 - 199,999	31	30
\$ 200,000 - 249,999	140	38
\$ 250,000 - 299,999	207	63
\$ 300,000 - 349,999	220	25
\$ 350,000 - 399,999	185	31
\$ 400,000 - 499,999	237	14
\$ 500,000 - 599,999	136	4
\$ 600,000 - 699,999	84	7
\$ 700,000 - 799,999	53	5
\$ 800,000 - 899,999	21	
\$ 900,000 - 999,999	28	
\$ 1,000,000 - and over	63	1
Total	1430	375

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999	1	1
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	1	8
\$ 120,000 - 139,999	4	6
\$ 140,000 - 159,999	3	8
\$ 160,000 - 179,999	5	1
\$ 180,000 - 199,999	17	2
\$ 200,000 - 249,999	62	8
\$ 250,000 - 299,999	77	13
\$ 300,000 - 349,999	51	19
\$ 350,000 - 399,999	51	5
\$ 400,000 - 499,999	59	7
\$ 500,000 - 599,999	47	3
\$ 600,000 - 699,999	17	3
\$ 700,000 - 799,999	7	1
\$ 800,000 - 899,999	5	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	9	
Total	423	90

Time On Market Sort	M-SF	M-Condo
0 - 30	140	18
31-60	68	10
61-90	49	3
91-120	29	6
121-over	60	20
Total	346	57

