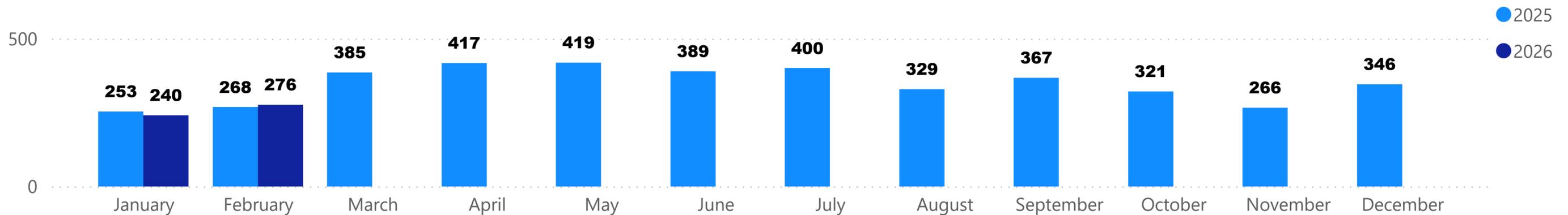


## West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

### Sales by Price Range - Single Family Homes & Villas

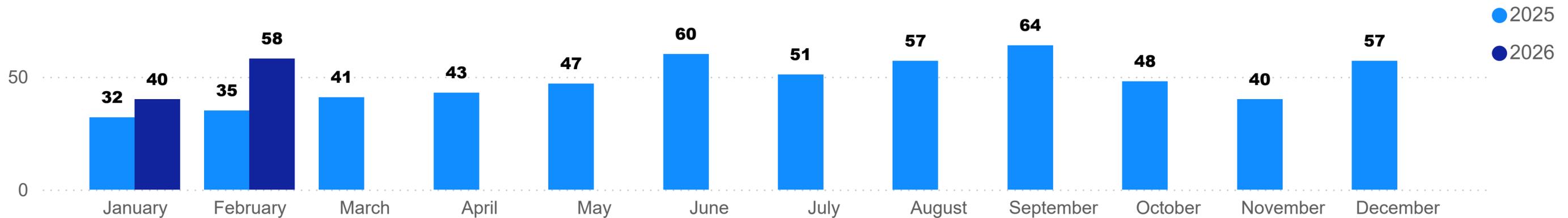
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1	2											3
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	3												3
\$ 140,000 - 159,999	2	3											5
\$ 160,000 - 179,999	9	7											16
\$ 180,000 - 199,999	5	10											15
\$ 200,000 - 249,999	30	45											75
\$ 250,000 - 299,999	43	54											97
\$ 300,000 - 349,999	43	39											82
\$ 350,000 - 399,999	26	29											55
\$ 400,000 - 499,999	27	42											69
\$ 500,000 - 599,999	20	21											41
\$ 600,000 - 699,999	9	7											16
\$ 700,000 - 799,999	6	5											11
\$ 800,000 - 899,999	4	2											6
\$ 900,000 - 999,999	4	3											7
\$ 1,000,000 - and over	7	6											13
<b>Total</b>	<b>240</b>	<b>276</b>											<b>516</b>



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

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

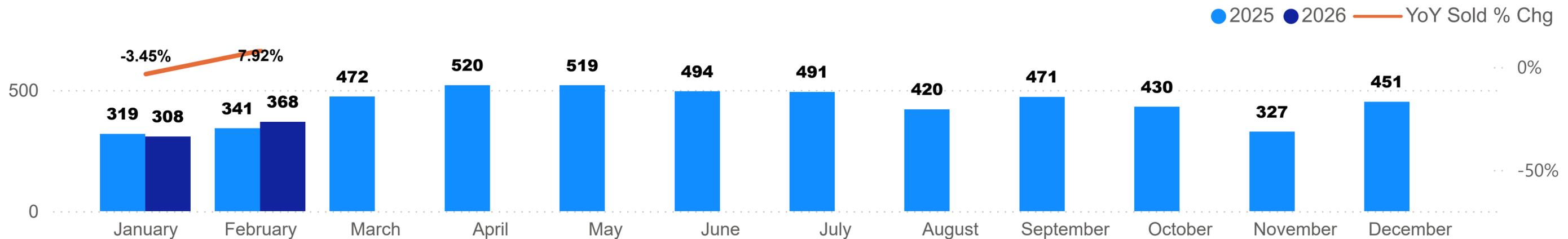
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		2											2
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999	1	1											2
\$ 80,000 - 89,999	1	1											2
\$ 90,000 - 99,999		1											1
\$ 100,000 - 119,999	4	4											8
\$ 120,000 - 139,999	1	8											9
\$ 140,000 - 159,999	7	5											12
\$ 160,000 - 179,999	1	2											3
\$ 180,000 - 199,999		3											3
\$ 200,000 - 249,999	4	6											10
\$ 250,000 - 299,999	6	7											13
\$ 300,000 - 349,999	7	8											15
\$ 350,000 - 399,999	5	6											11
\$ 400,000 - 499,999	2	2											4
\$ 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													
<b>Total</b>	<b>40</b>	<b>58</b>											<b>98</b>



# 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											3
\$ 50,000 - 59,999	1	2											3
\$ 60,000 - 69,999	2	2											4
\$ 70,000 - 79,999	1	2											3
\$ 80,000 - 89,999	3	2											5
\$ 90,000 - 99,999	4	3											7
\$ 100,000 - 119,999	8	11											19
\$ 120,000 - 139,999	7	13											20
\$ 140,000 - 159,999	12	11											23
\$ 160,000 - 179,999	11	13											24
\$ 180,000 - 199,999	6	16											22
\$ 200,000 - 249,999	40	53											93
\$ 250,000 - 299,999	50	63											113
\$ 300,000 - 349,999	51	48											99
\$ 350,000 - 399,999	31	37											68
\$ 400,000 - 499,999	29	44											73
\$ 500,000 - 599,999	21	22											43
\$ 600,000 - 699,999	9	7											16
\$ 700,000 - 799,999	7	5											12
\$ 800,000 - 899,999	4	2											6
\$ 900,000 - 999,999	4	3											7
\$ 1,000,000 - and over	7	6											13
<b>Total</b>	<b>308</b>	<b>368</b>											<b>676</b>



## 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											12
2	92	113											205
3	147	176											323
4	53	61											114
5	7	9											16
6+	4	2											6
<b>Total</b>	<b>308</b>	<b>368</b>											<b>676</b>

### Sales by Bathroom Count

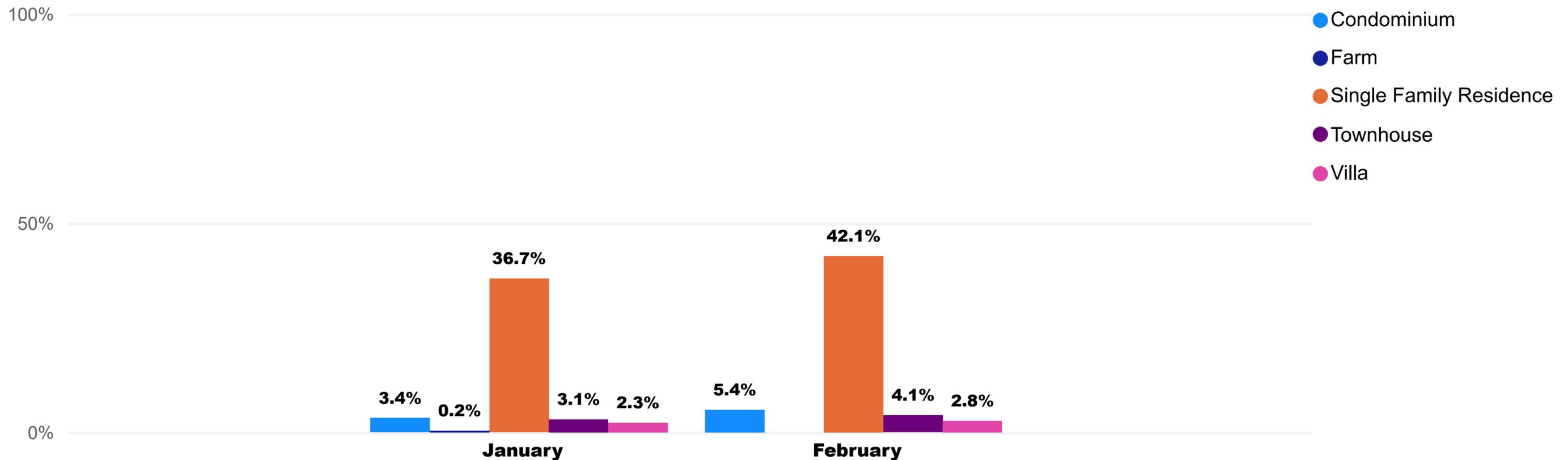
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	22	23											45
2	198	249											447
3	72	85											157
4	11	6											17
5	3	3											6
6+	2	2											4
<b>Total</b>	<b>308</b>	<b>368</b>											<b>676</b>

# 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											54
Farm	1												1
Single Family Residence	226	259											485
Townhouse	19	25											44
Villa	14	17											31
<b>Total</b>	<b>281</b>	<b>334</b>											<b>615</b>

### YTD % of Sales by Property Type





## West Pasco Board of REALTORS®

### Multiple Listing One Month Sales and Inventory Report - February - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	1%	54,950	42,500	77%	8	1
\$ 50,000 - 59,999	1	0%	55,000	55,000	100%	0	
\$ 60,000 - 69,999	1	0%	69,900	62,000	89%	111	2
\$ 70,000 - 79,999	2	1%	92,500	70,000	76%	168	11
\$ 80,000 - 89,999	1	0%	89,900	85,000	95%	137	10
\$ 90,000 - 99,999	3	1%	97,267	94,367	97%	54	10
\$ 100,000 - 119,999	4	1%	121,225	113,475	94%	270	37
\$ 120,000 - 139,999	8	2%	137,838	131,500	95%	134	45
\$ 140,000 - 159,999	8	2%	164,650	152,188	92%	88	39
\$ 160,000 - 179,999	9	3%	184,656	170,778	92%	80	40
\$ 180,000 - 199,999	13	4%	194,669	187,898	97%	54	53
\$ 200,000 - 249,999	51	15%	235,015	226,272	96%	85	188
\$ 250,000 - 299,999	61	18%	280,185	271,443	97%	56	269
\$ 300,000 - 349,999	47	14%	329,931	324,579	98%	61	252
\$ 350,000 - 399,999	35	10%	380,169	374,179	98%	84	224
\$ 400,000 - 499,999	44	13%	454,918	441,726	97%	78	271
\$ 500,000 - 599,999	21	6%	556,524	543,957	98%	60	169
\$ 600,000 - 699,999	7	2%	659,528	632,143	96%	80	91
\$ 700,000 - 799,999	5	1%	770,380	730,000	95%	115	54
\$ 800,000 - 899,999	2	1%	844,450	815,000	97%	96	21
\$ 900,000 - 999,999	3	1%	947,967	942,300	99%	129	27
\$ 1,000,000 - and over	6	2%	1,486,483	1,390,833	94%	198	72
<b>Total</b>	<b>334</b>	<b>100%</b>	<b>357,522</b>	<b>346,103</b>	<b>97%</b>	<b>79</b>	<b>1886</b>

**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	3	0.44%	54,967	43,750	80%	6	1
\$ 50,000 - 59,999	3	0.44%	69,833	51,667	74%	69	
\$ 60,000 - 69,999	4	0.59%	70,975	64,750	91%	88	2
\$ 70,000 - 79,999	3	0.44%	90,000	70,000	78%	144	11
\$ 80,000 - 89,999	5	0.74%	101,360	84,100	83%	80	10
\$ 90,000 - 99,999	7	1.04%	104,086	95,014	91%	65	10
\$ 100,000 - 119,999	19	2.81%	121,026	109,663	91%	153	37
\$ 120,000 - 139,999	20	2.96%	138,040	129,685	94%	94	45
\$ 140,000 - 159,999	23	3.40%	159,839	149,704	94%	107	39
\$ 160,000 - 179,999	24	3.55%	182,229	170,558	94%	73	40
\$ 180,000 - 199,999	22	3.25%	196,250	188,753	96%	57	53
\$ 200,000 - 249,999	93	13.76%	231,853	223,718	96%	84	188
\$ 250,000 - 299,999	113	16.72%	281,150	273,723	97%	53	269
\$ 300,000 - 349,999	99	14.64%	330,481	323,200	98%	58	252
\$ 350,000 - 399,999	68	10.06%	378,981	372,316	98%	69	224
\$ 400,000 - 499,999	73	10.80%	455,021	442,706	97%	72	271
\$ 500,000 - 599,999	43	6.36%	556,882	542,758	97%	62	169
\$ 600,000 - 699,999	16	2.37%	654,349	630,387	96%	78	91
\$ 700,000 - 799,999	12	1.78%	785,908	745,333	95%	73	54
\$ 800,000 - 899,999	6	0.89%	875,648	846,665	97%	82	21
\$ 900,000 - 999,999	7	1.04%	953,386	943,829	99%	130	27
\$ 1,000,000 - and over	13	1.92%	1,414,838	1,317,308	93%	153	72
<b>Total</b>	<b>676</b>	<b>100.00%</b>	<b>353,248</b>	<b>341,355</b>	<b>97%</b>	<b>74</b>	<b>1886</b>

**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®

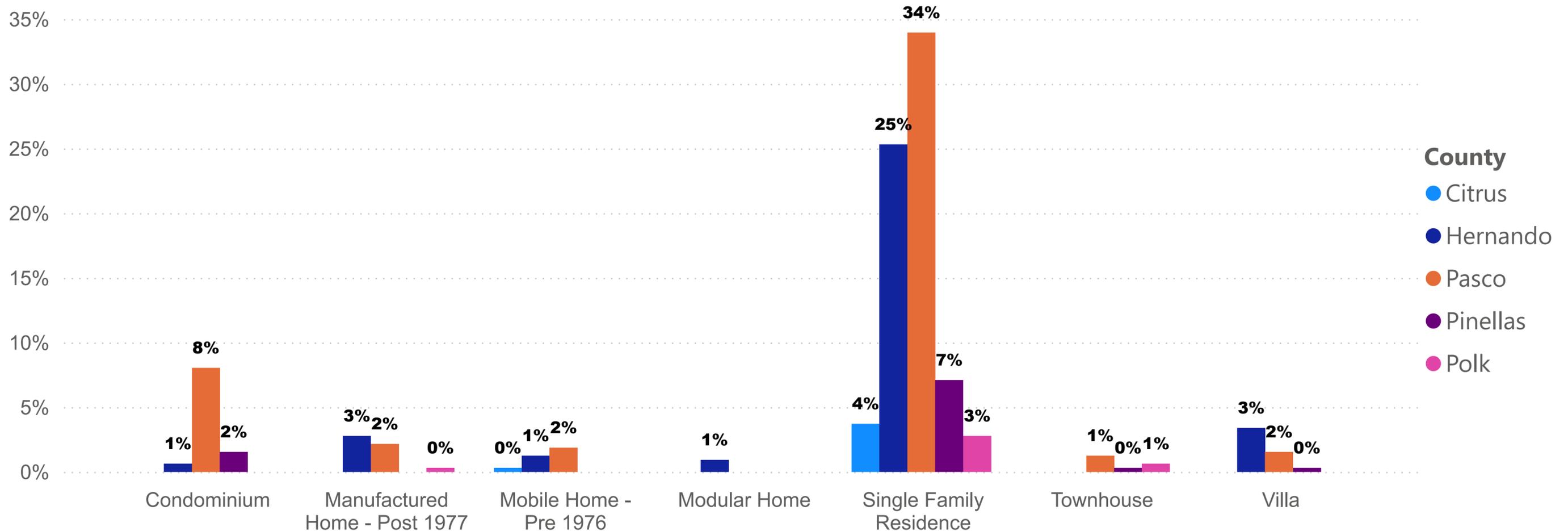
## Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	1726	5.31
10/31/2024	315	379,055	368,110	97%	65	1669	5.30
11/30/2024	306	369,837	356,939	97%	75	1734	5.67
12/31/2024	396	398,454	384,450	96%	70	1679	4.24
01/31/2025	286	361,137	349,206	97%	69	1805	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	463	350,582	339,961	97%	72	1999	4.32
05/31/2025	466	364,774	355,364	97%	69	1971	4.23
06/30/2025	451	373,991	362,421	97%	66	2024	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	1917	4.97
09/30/2025	431	366,242	354,170	97%	82	1908	4.43
10/31/2025	369	382,960	371,761	97%	77	1970	5.34
11/30/2025	306	371,094	357,673	96%	77	1956	6.39
12/31/2025	404	360,818	348,139	96%	81	1890	4.68
01/31/2026	281	386,469	374,243	97%	76	1893	6.74
02/28/2026	334	357,522	346,103	97%	89	1886	5.65

## Top 5 Unit Sales by County and Property Type

*\* Counties with the same % of Sales maybe Included.*

Property Type	Citrus	Hernando	Pasco	Pinellas	Polk	Total
Condominium		1%	8%	2%		10%
Manufactured Home - Post 1977		3%	2%		0%	5%
Mobile Home - Pre 1976	0%	1%	2%			3%
Modular Home		1%				1%
Single Family Residence	4%	25%	34%	7%	3%	73%
Townhouse			1%	0%	1%	2%
Villa		3%	2%	0%		5%
<b>Total</b>	<b>4%</b>	<b>34%</b>	<b>49%</b>	<b>9%</b>	<b>4%</b>	<b>100%</b>



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

National Association of Realtors®  
 700 Eleventh Street, NW  
 Washington, DC 20001-4507

Email: [data@realtors.com](mailto:data@realtors.com)  
 Fax: 202-383-7568  
 Questions: 202-383-1276

**Single-Family Units  
 Number of Bedrooms**

**Condominium / Cooperative Units  
 Number of Bedrooms**

**Active Listings  
 (Unsold Homes)**

**Sales Pending  
 (Under Contract)**

Price Range ▲	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999				
\$ 120,000 - 139,999				
\$ 140,000 - 159,999	2	1		3
\$ 160,000 - 179,999	7			7
\$ 180,000 - 199,999	7	3		10
\$ 200,000 - 249,999	25	19	1	45
\$ 250,000 - 299,999	16	32	6	54
\$ 300,000 - 349,999	4	25	10	39
\$ 350,000 - 399,999	4	15	10	29
\$ 400,000 - 499,999	2	27	13	42
\$ 500,000 - 599,999		10	11	21
\$ 600,000 - 699,999		2	5	7
\$ 700,000 - 799,999		1	4	5
\$ 800,000 - 899,999		2		2
\$ 900,000 - 999,999		1	2	3
\$ 1,000,000 - and over		1	5	6
<b>Total</b>	<b>70</b>	<b>139</b>	<b>67</b>	<b>276</b>

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	1			1
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	3	1		4
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	2			2
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	1	5		6
\$ 250,000 - 299,999	1	6		7
\$ 300,000 - 349,999		6	2	8
\$ 350,000 - 399,999		5	1	6
\$ 400,000 - 499,999	1	1		2
\$ 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				
<b>Total</b>	<b>31</b>	<b>24</b>	<b>3</b>	<b>58</b>

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	9
\$ 80,000 - 89,999		8
\$ 90,000 - 99,999	1	9
\$ 100,000 - 119,999	1	35
\$ 120,000 - 139,999	4	38
\$ 140,000 - 159,999	7	35
\$ 160,000 - 179,999	17	23
\$ 180,000 - 199,999	23	25
\$ 200,000 - 249,999	152	38
\$ 250,000 - 299,999	185	57
\$ 300,000 - 349,999	208	29
\$ 350,000 - 399,999	192	34
\$ 400,000 - 499,999	241	19
\$ 500,000 - 599,999	157	3
\$ 600,000 - 699,999	85	6
\$ 700,000 - 799,999	46	5
\$ 800,000 - 899,999	18	
\$ 900,000 - 999,999	29	
\$ 1,000,000 - and over	67	1
<b>Total</b>	<b>1435</b>	<b>377</b>

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	2	
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	3	1
\$ 120,000 - 139,999	3	7
\$ 140,000 - 159,999	1	1
\$ 160,000 - 179,999	6	3
\$ 180,000 - 199,999	21	6
\$ 200,000 - 249,999	68	7
\$ 250,000 - 299,999	93	25
\$ 300,000 - 349,999	87	23
\$ 350,000 - 399,999	56	9
\$ 400,000 - 499,999	82	7
\$ 500,000 - 599,999	54	2
\$ 600,000 - 699,999	31	3
\$ 700,000 - 799,999	12	1
\$ 800,000 - 899,999	11	
\$ 900,000 - 999,999	4	
\$ 1,000,000 - and over	14	
<b>Total</b>	<b>550</b>	<b>97</b>

Time On Market Sort	M-SF	M-Condo
0 - 30	111	18
31-60	48	7
61-90	28	10
91-120	29	6
121-over	60	17
<b>Total</b>	<b>276</b>	<b>58</b>

