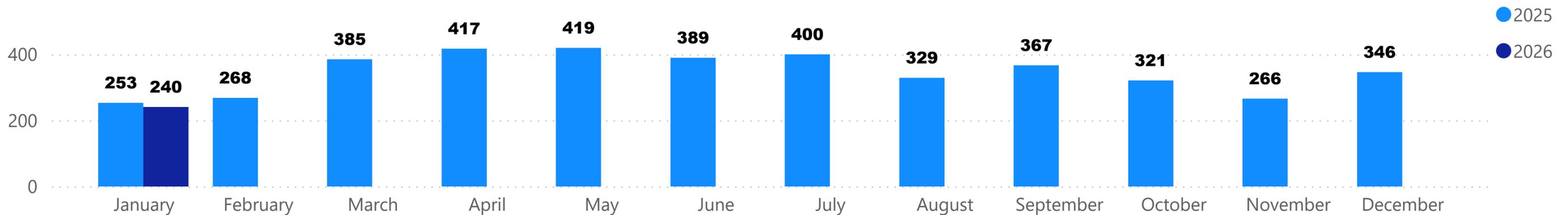


West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

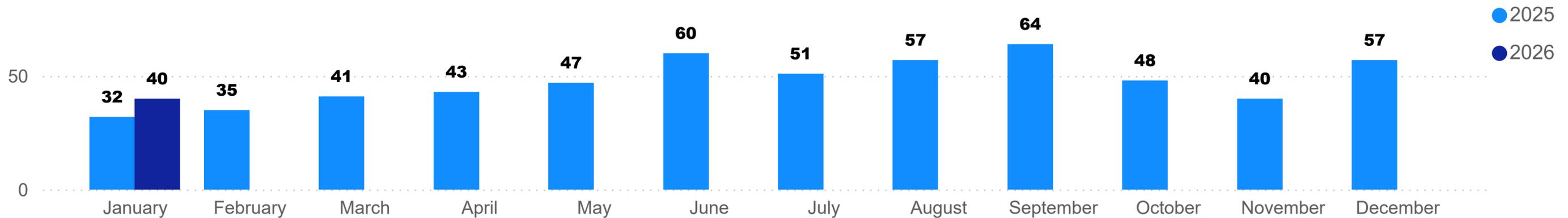
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1												1
\$ 70,000 - 79,999													
\$ 80,000 - 89,999													
\$ 90,000 - 99,999	1												1
\$ 100,000 - 119,999													
\$ 120,000 - 139,999	3												3
\$ 140,000 - 159,999	2												2
\$ 160,000 - 179,999	9												9
\$ 180,000 - 199,999	5												5
\$ 200,000 - 249,999	30												30
\$ 250,000 - 299,999	43												43
\$ 300,000 - 349,999	43												43
\$ 350,000 - 399,999	26												26
\$ 400,000 - 499,999	27												27
\$ 500,000 - 599,999	20												20
\$ 600,000 - 699,999	9												9
\$ 700,000 - 799,999	6												6
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	4												4
\$ 1,000,000 - and over	7												7
Total	240												240



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

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

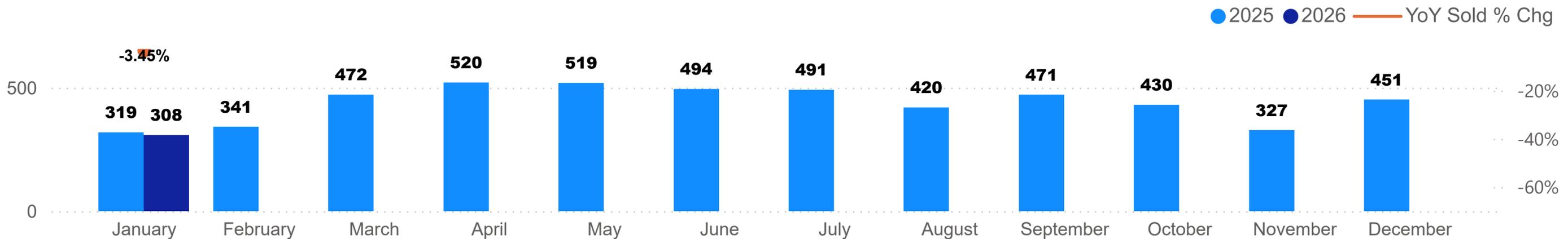
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999													
\$ 50,000 - 59,999													
\$ 60,000 - 69,999													
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999	1												1
\$ 90,000 - 99,999													
\$ 100,000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



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													
\$ 50,000 - 59,999	1												1
\$ 60,000 - 69,999	2												2
\$ 70,000 - 79,999	1												1
\$ 80,000 - 89,999	3												3
\$ 90,000 - 99,999	4												4
\$ 100,000 - 119,999	8												8
\$ 120,000 - 139,999	7												7
\$ 140,000 - 159,999	12												12
\$ 160,000 - 179,999	11												11
\$ 180,000 - 199,999	6												6
\$ 200,000 - 249,999	40												40
\$ 250,000 - 299,999	50												50
\$ 300,000 - 349,999	51												51
\$ 350,000 - 399,999	31												31
\$ 400,000 - 499,999	29												29
\$ 500,000 - 599,999	21												21
\$ 600,000 - 699,999	9												9
\$ 700,000 - 799,999	7												7
\$ 800,000 - 899,999	4												4
\$ 900,000 - 999,999	4												4
\$ 1,000,000 - and over	7												7
Total	308												308



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												5
2	92												92
3	147												147
4	53												53
5	7												7
6+	4												4
Total	308												308

Sales by Bathroom Count

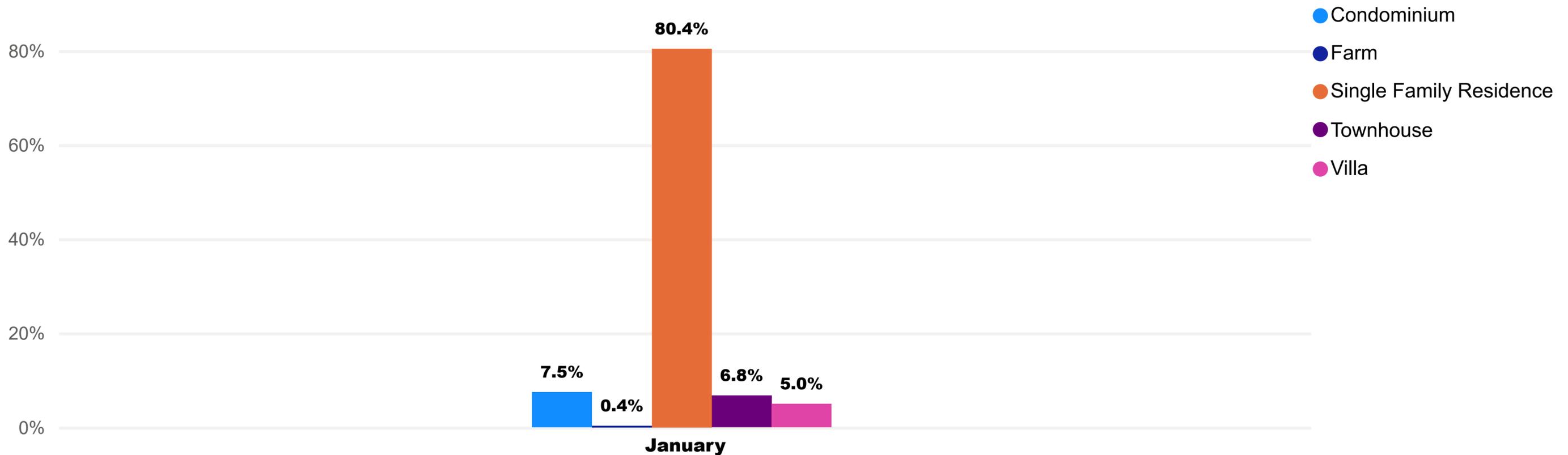
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	22												22
2	198												198
3	72												72
4	11												11
5	3												3
6+	2												2
Total	308												308

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												21
Farm	1												1
Single Family Residence	226												226
Townhouse	19												19
Villa	14												14
Total	281												281

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							1
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999	1	0%	69,000	68,000	99%	3	2
\$ 70,000 - 79,999	1	0%	85,000	70,000	82%	96	4
\$ 80,000 - 89,999	1	0%	110,000	80,000	73%	38	10
\$ 90,000 - 99,999	1	0%	115,000	98,000	85%	183	16
\$ 100,000 - 119,999	4	1%	114,200	106,875	94%	134	30
\$ 120,000 - 139,999	4	1%	136,600	129,050	94%	67	49
\$ 140,000 - 159,999	9	3%	154,189	146,189	95%	114	39
\$ 160,000 - 179,999	10	4%	185,770	173,640	93%	71	44
\$ 180,000 - 199,999	5	2%	192,960	191,380	99%	57	72
\$ 200,000 - 249,999	34	12%	227,524	220,673	97%	70	171
\$ 250,000 - 299,999	49	18%	282,323	276,483	98%	48	279
\$ 300,000 - 349,999	50	18%	330,420	322,531	98%	55	256
\$ 350,000 - 399,999	31	11%	377,577	370,846	98%	47	223
\$ 400,000 - 499,999	29	10%	455,177	444,194	98%	63	265
\$ 500,000 - 599,999	21	8%	557,572	541,596	97%	63	151
\$ 600,000 - 699,999	9	3%	650,321	629,022	97%	76	83
\$ 700,000 - 799,999	6	2%	793,167	751,500	95%	29	56
\$ 800,000 - 899,999	4	1%	891,248	862,498	97%	76	24
\$ 900,000 - 999,999	4	1%	957,450	944,975	99%	130	27
\$ 1,000,000 - and over	7	3%	1,353,428	1,254,286	93%	115	67
Total	280	100%	384,921	372,776	97%	63	1870

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							1
\$ 50,000 - 59,999	1	0.32%	50,000	50,000	100%	0	1
\$ 60,000 - 69,999	2	0.65%	67,000	64,000	96%	118	2
\$ 70,000 - 79,999	1	0.32%	85,000	70,000	82%	96	4
\$ 80,000 - 89,999	3	0.97%	106,300	82,833	78%	65	10
\$ 90,000 - 99,999	4	1.30%	109,200	95,500	87%	74	16
\$ 100,000 - 119,999	8	2.60%	112,850	108,338	96%	105	30
\$ 120,000 - 139,999	7	2.27%	135,543	127,957	94%	73	49
\$ 140,000 - 159,999	12	3.90%	154,933	147,725	95%	126	39
\$ 160,000 - 179,999	11	3.57%	184,327	172,855	94%	67	44
\$ 180,000 - 199,999	6	1.95%	192,133	190,817	99%	48	72
\$ 200,000 - 249,999	40	12.99%	227,191	219,772	97%	83	171
\$ 250,000 - 299,999	50	16.23%	282,577	276,653	98%	48	279
\$ 300,000 - 349,999	51	16.56%	331,292	322,089	97%	55	256
\$ 350,000 - 399,999	31	10.06%	377,577	370,846	98%	47	223
\$ 400,000 - 499,999	29	9.42%	455,177	444,194	98%	63	265
\$ 500,000 - 599,999	21	6.82%	557,572	541,596	97%	63	151
\$ 600,000 - 699,999	9	2.92%	650,321	629,022	97%	76	83
\$ 700,000 - 799,999	7	2.27%	797,000	756,286	95%	43	56
\$ 800,000 - 899,999	4	1.30%	891,248	862,498	97%	76	24
\$ 900,000 - 999,999	4	1.30%	957,450	944,975	99%	130	27
\$ 1,000,000 - and over	7	2.27%	1,353,428	1,254,286	93%	115	67
Total	308	100.00%	366,698	354,631	97%	66	1870

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®

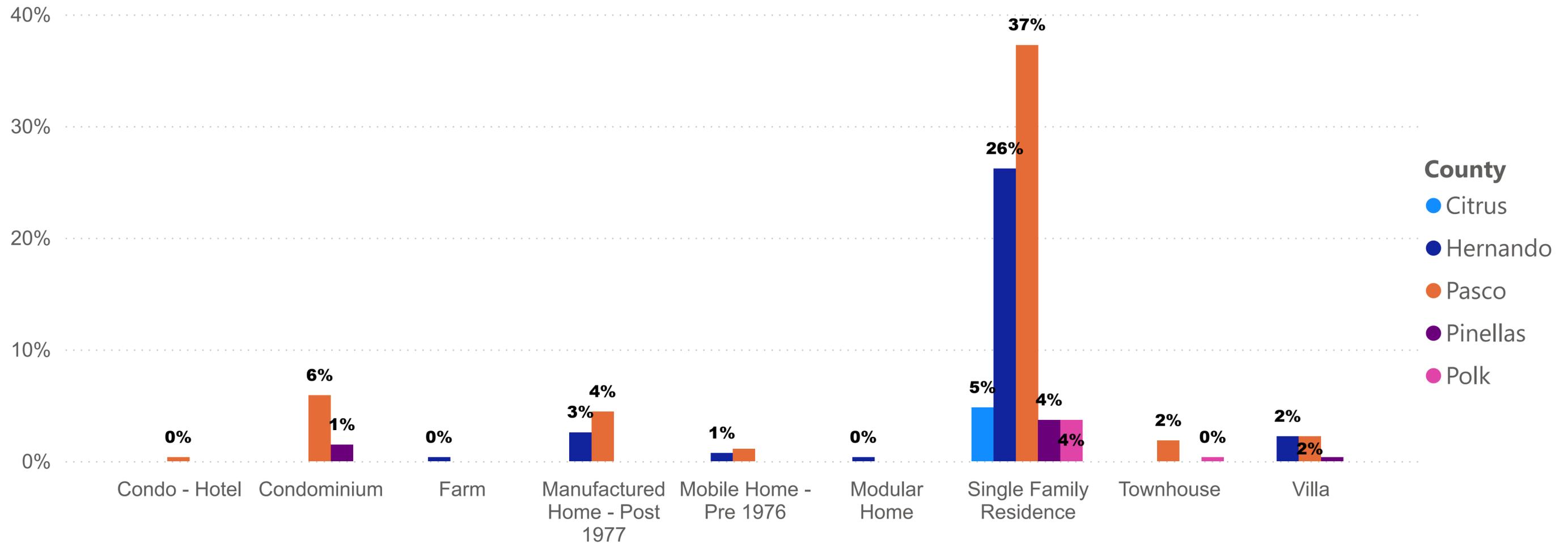
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	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	1918	4.97
09/30/2025	431	366,242	354,170	97%	82	1910	4.43
10/31/2025	369	382,960	371,761	97%	77	1969	5.34
11/30/2025	306	371,094	357,673	96%	77	1951	6.38
12/31/2025	404	360,818	348,139	96%	81	1883	4.66
01/31/2026	281	386,469	374,243	97%	76	1870	6.65

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
Condo - Hotel			0%			0%
Condominium			6%	1%		7%
Farm		0%				0%
Manufactured Home - Post 1977		3%	4%			7%
Mobile Home - Pre 1976		1%	1%			2%
Modular Home		0%				0%
Single Family Residence	5%	26%	37%	4%	4%	76%
Townhouse			2%		0%	2%
Villa		2%	2%	0%		5%
Total	5%	32%	53%	6%	4%	100%



Board/Association: State Month Year
 ▲ West Pasco FL January 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**

**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	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	7	1	1	9
\$ 180,000 - 199,999	5			5
\$ 200,000 - 249,999	18	12		30
\$ 250,000 - 299,999	10	29	4	43
\$ 300,000 - 349,999	12	21	10	43
\$ 350,000 - 399,999	1	18	7	26
\$ 400,000 - 499,999	1	17	9	27
\$ 500,000 - 599,999	1	8	11	20
\$ 600,000 - 699,999		3	6	9
\$ 700,000 - 799,999		3	3	6
\$ 800,000 - 899,999		1	3	4
\$ 900,000 - 999,999		2	2	4
\$ 1,000,000 - and over		2	5	7
Total	62	117	61	240

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	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999		1		1
\$ 140,000 - 159,999	7			7
\$ 160,000 - 179,999	1			1
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	4			4
\$ 250,000 - 299,999		6		6
\$ 300,000 - 349,999		7		7
\$ 350,000 - 399,999	1	2	2	5
\$ 400,000 - 499,999		2		2
\$ 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	20	18	2	40

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	2	3
\$ 80,000 - 89,999		10
\$ 90,000 - 99,999	3	10
\$ 100,000 - 119,999	1	28
\$ 120,000 - 139,999	3	45
\$ 140,000 - 159,999	4	31
\$ 160,000 - 179,999	16	30
\$ 180,000 - 199,999	33	31
\$ 200,000 - 249,999	127	34
\$ 250,000 - 299,999	205	65
\$ 300,000 - 349,999	220	24
\$ 350,000 - 399,999	175	30
\$ 400,000 - 499,999	243	14
\$ 500,000 - 599,999	148	4
\$ 600,000 - 699,999	80	6
\$ 700,000 - 799,999	47	5
\$ 800,000 - 899,999	22	
\$ 900,000 - 999,999	23	
\$ 1,000,000 - and over	68	1
Total	1421	374

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	3	3
\$ 100,000 - 119,999	2	5
\$ 120,000 - 139,999	2	8
\$ 140,000 - 159,999	2	7
\$ 160,000 - 179,999	8	1
\$ 180,000 - 199,999	17	6
\$ 200,000 - 249,999	76	10
\$ 250,000 - 299,999	104	18
\$ 300,000 - 349,999	64	29
\$ 350,000 - 399,999	68	8
\$ 400,000 - 499,999	81	10
\$ 500,000 - 599,999	47	2
\$ 600,000 - 699,999	22	3
\$ 700,000 - 799,999	9	1
\$ 800,000 - 899,999	4	
\$ 900,000 - 999,999	9	
\$ 1,000,000 - and over	9	
Total	528	114

Time On Market Sort	M-SF	M-Condo
0 - 30	102	12
31-60	51	13
61-90	26	5
91-120	20	4
121-over	41	6
Total	240	40

