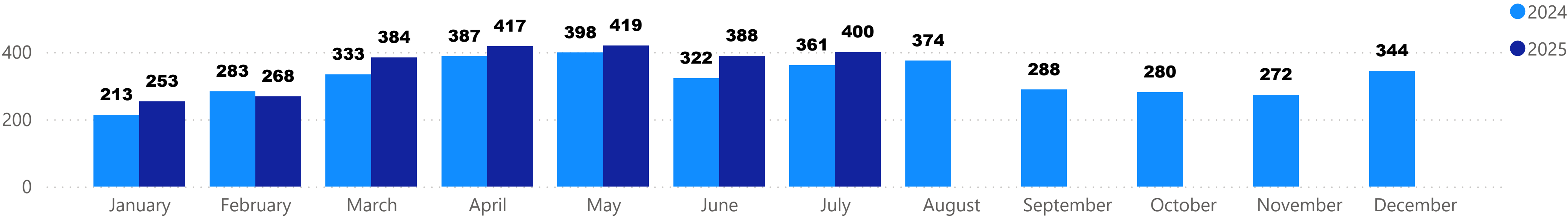




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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
\$ 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						9
\$ 100,000 - 119,999	2	1	1	1	3	4	3						15
\$ 120,000 - 139,999	5	1	2	8	3	1	6						26
\$ 140,000 - 159,999	7	4	5	7	4	5	5						37
\$ 160,000 - 179,999	5	7	10	6	5	13	12						58
\$ 180,000 - 199,999	5	10	8	15	10	12	13						73
\$ 200,000 - 249,999	47	37	62	55	57	51	41						350
\$ 250,000 - 299,999	45	58	66	86	81	56	66						458
\$ 300,000 - 349,999	37	40	60	67	72	65	62						403
\$ 350,000 - 399,999	25	26	48	62	61	54	45						321
\$ 400,000 - 499,999	35	39	62	52	61	54	68						371
\$ 500,000 - 599,999	18	18	27	26	22	28	38						177
\$ 600,000 - 699,999	5	11	9	12	20	15	16						88
\$ 700,000 - 799,999	5	8	11	6	6	11	11						58
\$ 800,000 - 899,999	4		2	6	4	6	6						28
\$ 900,000 - 999,999	2	2	1	2	3	1	2						13
\$ 1,000,000 - and over	3	3	6	3	5	7	4						31
Total	253	268	384	417	419	388	400						2529

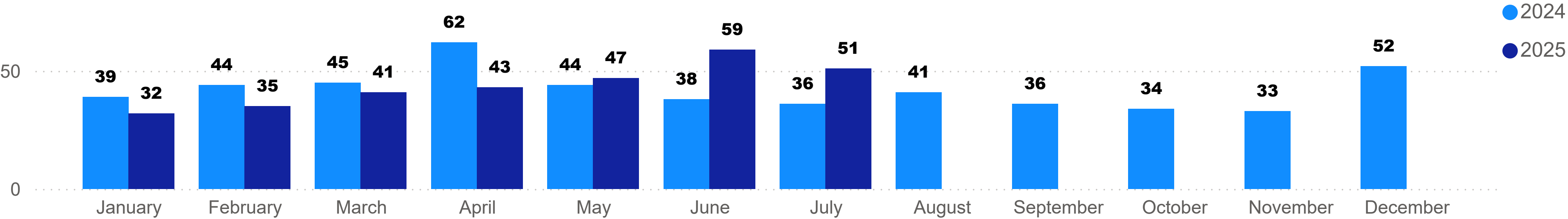




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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							7
\$ 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						6
\$ 90,000 - 99,999				2			2						4
\$ 100,000 - 119,999	1	2	6	3	6	6	4						28
\$ 120,000 - 139,999	1	4	3	5	5	4	4						26
\$ 140,000 - 159,999	1	4	5	6	6	6	2						30
\$ 160,000 - 179,999	7	4	4	4	3	3	7						32
\$ 180,000 - 199,999	1			4	3	3							11
\$ 200,000 - 249,999	8	3	7	7	5	10	5						45
\$ 250,000 - 299,999	5	4	5	2	5	5	5						31
\$ 300,000 - 349,999	3	6	3	3	4	7	9						35
\$ 350,000 - 399,999	2	1	5	2	1	4	5						20
\$ 400,000 - 499,999	1			1	2	5	3						12
\$ 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	59	51						308

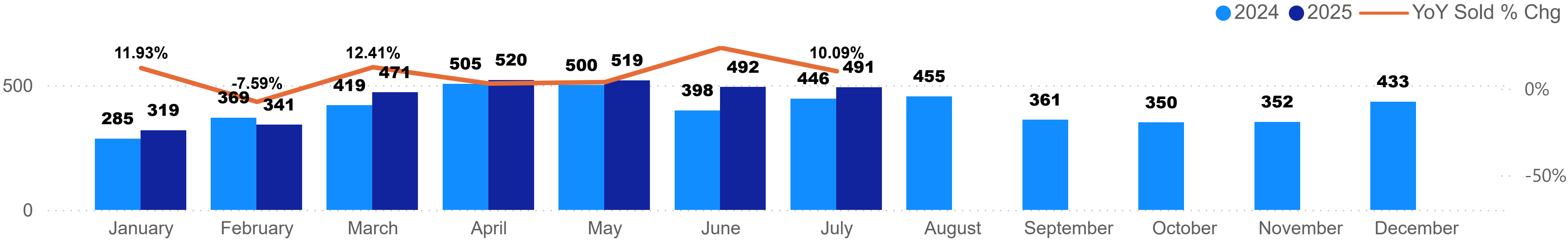




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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						31
\$ 50,000 - 59,999	3		2	2	4								11
\$ 60,000 - 69,999	2	3	2	1	2	2	2						14
\$ 70,000 - 79,999		5	4	1	3	2	1						16
\$ 80,000 - 89,999	3	2	6	4	2	4	4						25
\$ 90,000 - 99,999	2	4	4	5	2	2	4						23
\$ 100,000 - 119,999	7	7	8	5	10	11	8						56
\$ 120,000 - 139,999	10	7	16	20	11	13	13						90
\$ 140,000 - 159,999	10	11	12	18	22	12	11						96
\$ 160,000 - 179,999	15	17	17	15	13	21	22						120
\$ 180,000 - 199,999	8	15	13	22	16	20	16						110
\$ 200,000 - 249,999	56	43	75	71	71	68	57						441
\$ 250,000 - 299,999	52	65	74	95	96	65	76						523
\$ 300,000 - 349,999	41	47	63	73	78	77	74						453
\$ 350,000 - 399,999	29	28	53	65	62	59	50						346
\$ 400,000 - 499,999	36	40	62	53	64	62	71						388
\$ 500,000 - 599,999	18	19	29	28	22	29	38						183
\$ 600,000 - 699,999	5	11	9	12	21	15	17						90
\$ 700,000 - 799,999	5	9	11	6	6	11	11						59
\$ 800,000 - 899,999	4	1	2	6	4	6	7						30
\$ 900,000 - 999,999	3	2	1	2	3	2	2						15
\$ 1,000,000 - and over	4	3	6	4	5	7	4						33
Total	319	341	471	520	519	492	491						3153





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						71
2	124	121	154	190	164	151	135						1039
3	138	153	225	233	240	235	238						1462
4	46	41	65	73	87	83	89						484
5	7	15	13	10	11	12	16						84
6+		4		1	3	2	3						13
Total	319	341	471	520	519	492	491						3153

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						255
2	231	228	325	387	373	335	321						2200
3	55	71	84	84	95	93	116						598
4	8	7	7	9	8	17	20						76
5	2	3	5	1	4	5							20
6+		1		1	1	1							4
Total	319	341	471	520	519	492	491						3153

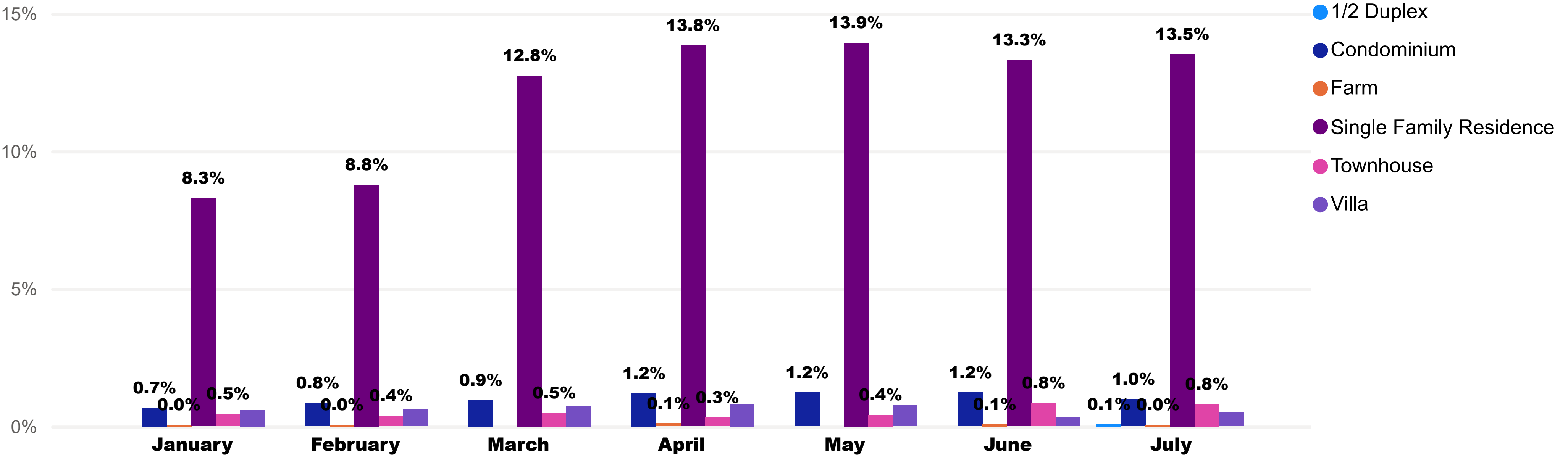


West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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						202
Farm	1	1		3		2	1						8
Single Family Residence	236	250	363	394	397	379	385						2404
Townhouse	13	11	14	9	12	24	23						106
Villa	17	18	21	23	22	9	15						125
Total	286	304	425	463	466	449	454						2847

YTD % of Sales by Property Type





West Pasco Board of REALTORS®

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

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							2
\$ 60,000 - 69,999	2	0%	107,250	63,000	59%	91	3
\$ 70,000 - 79,999							3
\$ 80,000 - 89,999	3	1%	100,300	83,633	83%	111	4
\$ 90,000 - 99,999	3	1%	101,567	94,000	93%	60	6
\$ 100,000 - 119,999	7	2%	132,629	111,214	84%	60	23
\$ 120,000 - 139,999	10	2%	139,600	128,550	92%	54	52
\$ 140,000 - 159,999	7	2%	158,286	149,857	95%	101	51
\$ 160,000 - 179,999	19	4%	182,095	169,605	93%	59	55
\$ 180,000 - 199,999	13	3%	198,354	190,369	96%	82	51
\$ 200,000 - 249,999	46	10%	232,634	225,455	97%	57	197
\$ 250,000 - 299,999	72	16%	276,115	273,262	99%	61	277
\$ 300,000 - 349,999	72	16%	330,605	322,296	97%	70	263
\$ 350,000 - 399,999	50	11%	377,956	370,803	98%	65	239
\$ 400,000 - 499,999	71	16%	449,653	440,464	98%	57	266
\$ 500,000 - 599,999	38	8%	546,212	536,685	98%	47	165
\$ 600,000 - 699,999	17	4%	653,870	643,564	98%	63	104
\$ 700,000 - 799,999	11	2%	764,626	734,650	96%	47	60
\$ 800,000 - 899,999	6	1%	866,209	830,893	96%	79	37
\$ 900,000 - 999,999	2	0%	932,000	907,500	97%	62	20
\$ 1,000,000 - and over	4	1%	1,354,750	1,241,250	92%	58	64
Total	453	100%	371,439	361,401	97%	62	1943

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	31	0.98%	41,429	32,965	80%	67	1
\$ 50,000 - 59,999	11	0.35%	62,327	54,591	88%	41	2
\$ 60,000 - 69,999	14	0.44%	83,914	63,714	76%	74	3
\$ 70,000 - 79,999	16	0.51%	81,625	73,288	90%	63	3
\$ 80,000 - 89,999	25	0.79%	100,820	83,261	83%	88	4
\$ 90,000 - 99,999	23	0.73%	109,191	93,584	86%	39	6
\$ 100,000 - 119,999	56	1.78%	125,559	109,201	87%	79	23
\$ 120,000 - 139,999	90	2.85%	140,215	129,463	92%	63	52
\$ 140,000 - 159,999	96	3.04%	157,040	148,508	95%	60	51
\$ 160,000 - 179,999	120	3.81%	180,919	169,572	94%	61	55
\$ 180,000 - 199,999	110	3.49%	199,562	189,089	95%	65	51
\$ 200,000 - 249,999	441	13.99%	233,836	225,369	96%	63	197
\$ 250,000 - 299,999	523	16.59%	279,555	274,557	98%	61	277
\$ 300,000 - 349,999	453	14.37%	331,377	323,509	98%	63	263
\$ 350,000 - 399,999	346	10.97%	381,479	372,704	98%	56	239
\$ 400,000 - 499,999	388	12.31%	451,454	441,542	98%	56	266
\$ 500,000 - 599,999	183	5.80%	552,858	540,404	98%	64	165
\$ 600,000 - 699,999	90	2.85%	661,263	646,774	98%	59	104
\$ 700,000 - 799,999	59	1.87%	778,871	749,364	96%	54	60
\$ 800,000 - 899,999	30	0.95%	870,228	840,004	97%	85	37
\$ 900,000 - 999,999	15	0.48%	1,012,533	941,000	93%	64	20
\$ 1,000,000 - and over	33	1.05%	1,522,239	1,436,333	94%	94	64
Total	3153	100.00%	346,539	335,848	97%	62	1943

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.

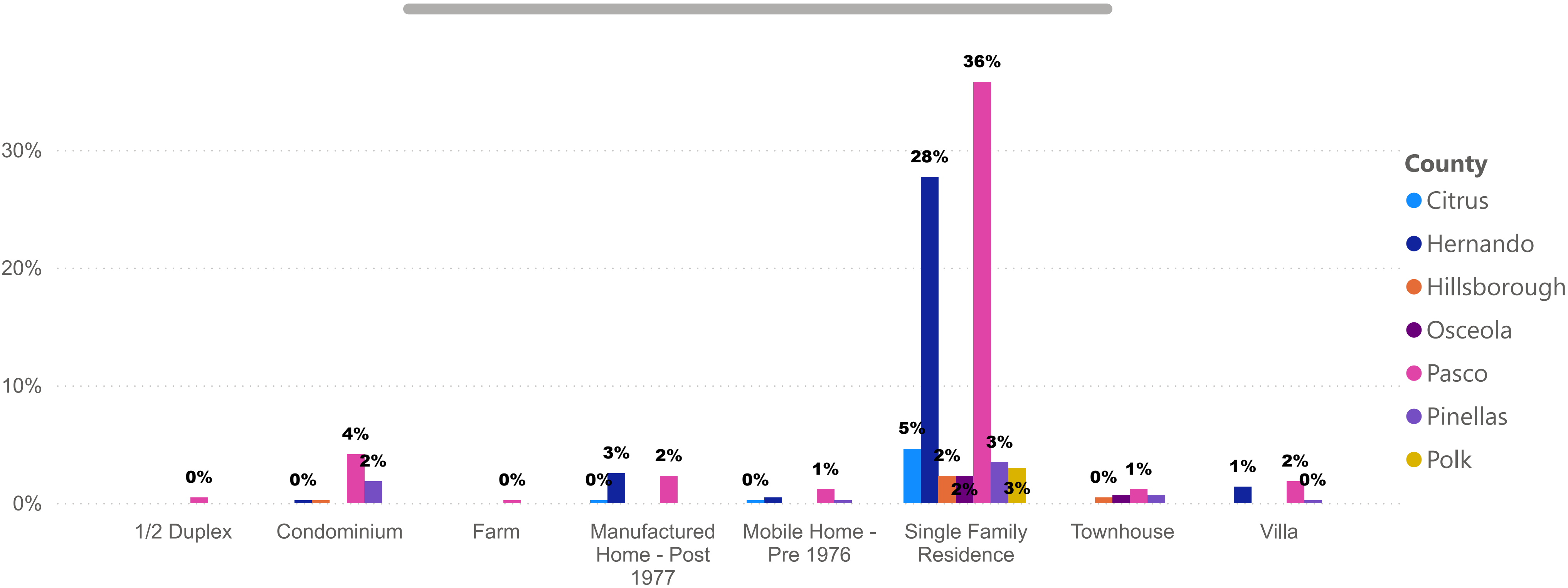
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
08/31/2021	629	299,218	299,127	100%	15	839	1.33
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	1732	5.68
12/31/2024	396	398,454	384,450	96%	70	1675	4.23
01/31/2025	286	361,137	349,206	97%	69	1798	6.29
02/28/2025	304	366,875	354,551	97%	75	1880	6.18
03/31/2025	425	360,659	349,874	97%	68	1942	4.57
04/30/2025	463	350,582	339,961	97%	72	1989	4.30
05/31/2025	466	364,774	355,364	97%	69	1953	4.19
06/30/2025	449	374,445	362,839	97%	66	1984	4.42
07/31/2025	454	372,603	362,444	97%	68	1943	4.28

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Citrus	Hernando	Hillsborough	Osceola	Pasco	Pinellas
1/2 Duplex					0%	
Condominium		0%	0%		4%	2%
Farm					0%	
Manufactured Home - Post 1977	0%	3%			2%	
Mobile Home - Pre 1976	0%	0%			1%	0%
Single Family Residence	5%	28%	2%	2%	36%	3%
Townhouse			0%	1%	1%	1%
Villa		1%			2%	0%
Total	5%	32%	3%	3%	47%	6%



Board/Association: State Month Year

West Pasco FL July 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				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	3			3
\$ 120,000 - 139,999	4	2		6
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	6	6		12
\$ 180,000 - 199,999	11	2		13
\$ 200,000 - 249,999	27	14		41
\$ 250,000 - 299,999	20	41	5	66
\$ 300,000 - 349,999	16	41	5	62
\$ 350,000 - 399,999	3	30	12	45
\$ 400,000 - 499,999	2	35	31	68
\$ 500,000 - 599,999	1	20	17	38
\$ 600,000 - 699,999		2	14	16
\$ 700,000 - 799,999		4	7	11
\$ 800,000 - 899,999		2	4	6
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over		1	3	4
Total	100	201	99	400

Condominium / Cooperative 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	3			3
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	7			7
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	4	1		5
\$ 250,000 - 299,999	2	3		5
\$ 300,000 - 349,999	1	6	2	9
\$ 350,000 - 399,999		4	1	5
\$ 400,000 - 499,999		3		3
\$ 500,000 - 599,999				
\$ 600,000 - 699,999	1			1
\$ 700,000 - 799,999				
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	31	17	3	51

Active Listings

(Unsold Homes)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999	1	
\$ 50,000 - 59,999		2
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999	2	1
\$ 100,000 - 119,999	2	19
\$ 120,000 - 139,999	8	42
\$ 140,000 - 159,999	6	38
\$ 160,000 - 179,999	9	39
\$ 180,000 - 199,999	27	22
\$ 200,000 - 249,999	146	37
\$ 250,000 - 299,999	217	47
\$ 300,000 - 349,999	228	18
\$ 350,000 - 399,999	206	29
\$ 400,000 - 499,999	238	16
\$ 500,000 - 599,999	157	5
\$ 600,000 - 699,999	97	8
\$ 700,000 - 799,999	46	5
\$ 800,000 - 899,999	38	
\$ 900,000 - 999,999	22	
\$ 1,000,000 - and over	56	1
Total	1508	335

Sales Pending

(Under Contract)

Price Range	M-SF	M-Condo
▲		
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	1
\$ 90,000 - 99,999	1	2
\$ 100,000 - 119,999	3	3
\$ 120,000 - 139,999	1	8
\$ 140,000 - 159,999	3	8
\$ 160,000 - 179,999	11	4
\$ 180,000 - 199,999	11	3
\$ 200,000 - 249,999	53	7
\$ 250,000 - 299,999	97	17
\$ 300,000 - 349,999	74	22
\$ 350,000 - 399,999	68	7
\$ 400,000 - 499,999	74	9
\$ 500,000 - 599,999	39	2
\$ 600,000 - 699,999	23	3
\$ 700,000 - 799,999	12	1
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999	2	
\$ 1,000,000 - and over	8	
Total	487	97

Time On Market Sort	M-SF	M-Condo
0 - 30	173	18
31-60	71	8
61-90	56	7
91-120	40	6
121-over	60	12
Total	400	51

