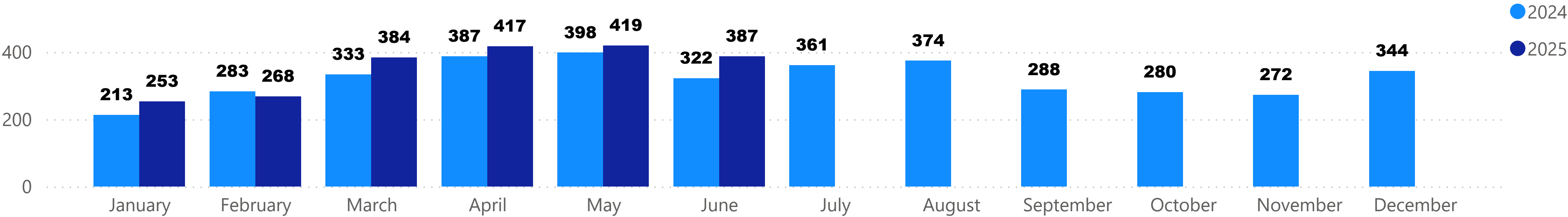




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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								3
\$ 70,000 - 79,999		1	2			1							4
\$ 80,000 - 89,999	1					1							2
\$ 90,000 - 99,999	1	2		2	1	2							8
\$ 100,000 - 119,999	2	1	1	1	3	4							12
\$ 120,000 - 139,999	5	1	2	8	3	1							20
\$ 140,000 - 159,999	7	4	5	7	4	5							32
\$ 160,000 - 179,999	5	7	10	6	5	13							46
\$ 180,000 - 199,999	5	10	8	15	10	12							60
\$ 200,000 - 249,999	47	37	62	55	57	51							309
\$ 250,000 - 299,999	45	58	66	86	81	56							392
\$ 300,000 - 349,999	37	40	60	67	72	64							340
\$ 350,000 - 399,999	25	26	48	62	61	54							276
\$ 400,000 - 499,999	35	39	62	52	61	54							303
\$ 500,000 - 599,999	18	18	27	26	22	28							139
\$ 600,000 - 699,999	5	11	9	12	20	15							72
\$ 700,000 - 799,999	5	8	11	6	6	11							47
\$ 800,000 - 899,999	4		2	6	4	6							22
\$ 900,000 - 999,999	2	2	1	2	3	1							11
\$ 1,000,000 - and over	3	3	6	3	5	7							27
Total	253	268	384	417	419	387							2128

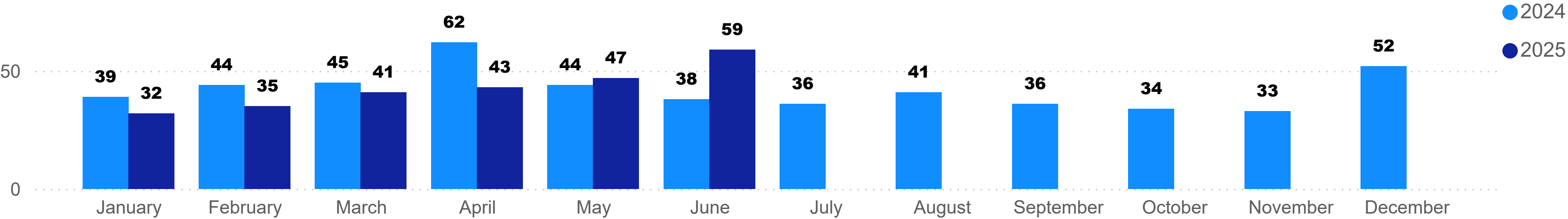




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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							5
\$ 70,000 - 79,999		1			1	1							3
\$ 80,000 - 89,999			1	1	1								3
\$ 90,000 - 99,999				2									2
\$ 100,000 - 119,999	1	2	6	3	6	6							24
\$ 120,000 - 139,999	1	4	3	5	5	4							22
\$ 140,000 - 159,999	1	4	5	6	6	6							28
\$ 160,000 - 179,999	7	4	4	4	3	3							25
\$ 180,000 - 199,999	1			4	3	3							11
\$ 200,000 - 249,999	8	3	7	7	5	10							40
\$ 250,000 - 299,999	5	4	5	2	5	5							26
\$ 300,000 - 349,999	3	6	3	3	4	7							26
\$ 350,000 - 399,999	2	1	5	2	1	4							15
\$ 400,000 - 499,999	1			1	2	5							9
\$ 500,000 - 599,999		1	2			1							4
\$ 600,000 - 699,999					1								1
\$ 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							257

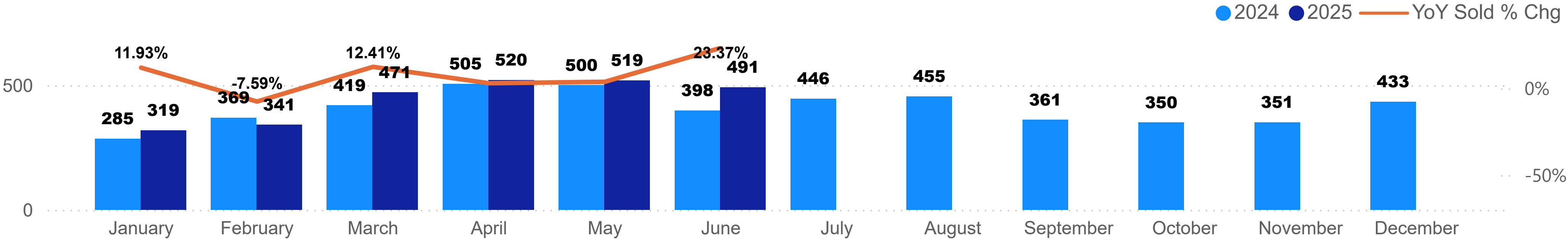




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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							28
\$ 50,000 - 59,999	3		2	2	4								11
\$ 60,000 - 69,999	2	3	2	1	2	2							12
\$ 70,000 - 79,999		5	4	1	3	2							15
\$ 80,000 - 89,999	3	2	6	4	2	4							21
\$ 90,000 - 99,999	2	4	4	5	2	2							19
\$ 100,000 - 119,999	7	7	8	5	10	11							48
\$ 120,000 - 139,999	10	7	16	20	11	13							77
\$ 140,000 - 159,999	10	11	12	18	22	12							85
\$ 160,000 - 179,999	15	17	17	15	13	21							98
\$ 180,000 - 199,999	8	15	13	22	16	20							94
\$ 200,000 - 249,999	56	43	75	71	71	68							384
\$ 250,000 - 299,999	52	65	74	95	96	65							447
\$ 300,000 - 349,999	41	47	63	73	78	76							378
\$ 350,000 - 399,999	29	28	53	65	62	59							296
\$ 400,000 - 499,999	36	40	62	53	64	62							317
\$ 500,000 - 599,999	18	19	29	28	22	29							145
\$ 600,000 - 699,999	5	11	9	12	21	15							73
\$ 700,000 - 799,999	5	9	11	6	6	11							48
\$ 800,000 - 899,999	4	1	2	6	4	6							23
\$ 900,000 - 999,999	3	2	1	2	3	2							13
\$ 1,000,000 - and over	4	3	6	4	5	7							29
Total	319	341	471	520	519	491							2661





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							61
2	124	121	154	190	164	151							904
3	138	153	225	233	240	235							1224
4	46	41	65	73	87	82							394
5	7	15	13	10	11	12							68
6+		4		1	3	2							10
Total	319	341	471	520	519	491							2661

Sales by Bathroom Count

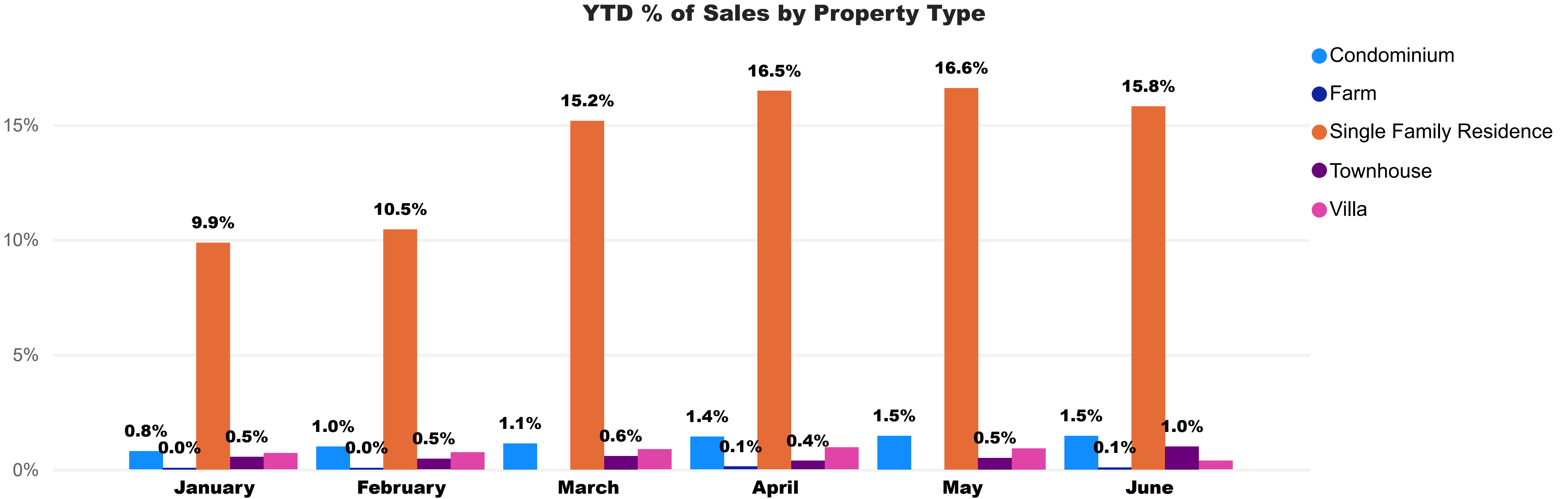
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38	38	41							221
2	231	228	325	387	373	334							1878
3	55	71	84	84	95	93							482
4	8	7	7	9	8	17							56
5	2	3	5	1	4	5							20
6+		1		1	1	1							4
Total	319	341	471	520	519	491							2661



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
Condominium	19	24	27	34	35	35							174
Farm	1	1		3		2							7
Single Family Residence	236	250	363	394	397	378							2018
Townhouse	13	11	14	9	12	24							83
Villa	17	18	21	23	22	9							110
Total	286	304	425	463	466	448							2392





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	3	1%	55,667	43,333	78%	197	2
\$ 50,000 - 59,999							3
\$ 60,000 - 69,999	2	0%	62,500	60,500	97%	5	3
\$ 70,000 - 79,999	2	0%	72,000	71,050	99%	103	9
\$ 80,000 - 89,999	1	0%	119,000	85,000	71%	166	2
\$ 90,000 - 99,999	2	0%	95,000	92,763	98%	17	7
\$ 100,000 - 119,999	10	2%	117,660	108,707	92%	39	22
\$ 120,000 - 139,999	5	1%	140,680	134,700	96%	59	51
\$ 140,000 - 159,999	11	2%	159,255	151,545	95%	53	50
\$ 160,000 - 179,999	16	4%	187,688	170,338	91%	74	56
\$ 180,000 - 199,999	15	3%	201,173	191,233	95%	74	63
\$ 200,000 - 249,999	61	14%	233,568	227,773	98%	54	181
\$ 250,000 - 299,999	61	14%	279,591	273,530	98%	52	287
\$ 300,000 - 349,999	71	16%	332,612	325,667	98%	58	239
\$ 350,000 - 399,999	58	13%	380,817	373,460	98%	51	259
\$ 400,000 - 499,999	59	13%	457,434	443,048	97%	58	272
\$ 500,000 - 599,999	29	7%	551,443	538,591	98%	62	153
\$ 600,000 - 699,999	15	3%	658,647	647,000	98%	62	109
\$ 700,000 - 799,999	11	2%	795,288	756,852	95%	98	56
\$ 800,000 - 899,999	6	1%	878,967	847,167	96%	74	44
\$ 900,000 - 999,999	1	0%	990,000	990,000	100%	71	18
\$ 1,000,000 - and over	7	2%	1,582,543	1,494,286	94%	39	67
Total	446	100%	372,989	361,816	97%	59	1953

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	28	1.05%	41,907	33,229	79%	60	2
\$ 50,000 - 59,999	11	0.41%	62,327	54,591	88%	41	3
\$ 60,000 - 69,999	12	0.45%	80,025	63,833	80%	71	3
\$ 70,000 - 79,999	15	0.56%	81,273	73,507	90%	64	9
\$ 80,000 - 89,999	21	0.79%	100,938	83,196	82%	79	2
\$ 90,000 - 99,999	19	0.71%	110,879	93,707	85%	37	7
\$ 100,000 - 119,999	48	1.80%	122,998	109,099	89%	79	22
\$ 120,000 - 139,999	77	2.89%	139,655	129,743	93%	64	51
\$ 140,000 - 159,999	85	3.19%	156,884	148,433	95%	59	50
\$ 160,000 - 179,999	98	3.68%	180,628	169,705	94%	62	56
\$ 180,000 - 199,999	94	3.53%	199,923	189,006	95%	62	63
\$ 200,000 - 249,999	384	14.43%	234,013	225,406	96%	64	181
\$ 250,000 - 299,999	447	16.80%	280,007	274,737	98%	62	287
\$ 300,000 - 349,999	378	14.21%	331,577	323,783	98%	62	239
\$ 350,000 - 399,999	296	11.12%	382,074	373,025	98%	54	259
\$ 400,000 - 499,999	317	11.91%	451,858	441,783	98%	56	272
\$ 500,000 - 599,999	145	5.45%	554,600	541,379	98%	68	153
\$ 600,000 - 699,999	73	2.74%	662,985	647,521	98%	58	109
\$ 700,000 - 799,999	48	1.80%	782,136	752,736	96%	55	56
\$ 800,000 - 899,999	23	0.86%	869,982	842,599	97%	90	44
\$ 900,000 - 999,999	13	0.49%	1,024,922	946,154	92%	64	18
\$ 1,000,000 - and over	29	1.09%	1,545,341	1,463,241	95%	99	67
Total	2661	100.00%	344,213	333,482	97%	62	1953

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.

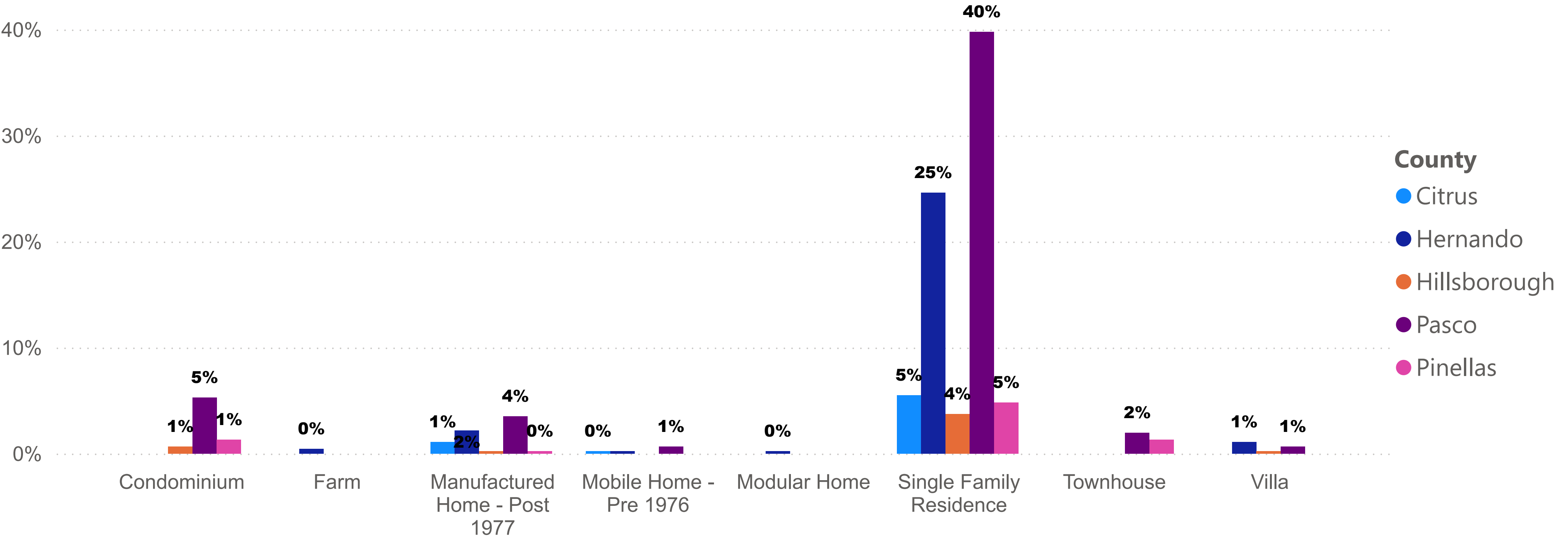
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
07/31/2021	692	290,127	291,390	100%	13	806	1.16
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	1664	5.28
11/30/2024	305	370,199	357,324	97%	75	1727	5.66
12/31/2024	396	398,454	384,450	96%	70	1670	4.22
01/31/2025	286	361,137	349,206	97%	69	1793	6.27
02/28/2025	304	366,875	354,551	97%	75	1873	6.16
03/31/2025	425	360,659	349,874	97%	68	1931	4.54
04/30/2025	463	350,582	339,961	97%	72	1977	4.27
05/31/2025	466	364,774	355,364	97%	69	1937	4.16
06/30/2025	448	374,614	362,969	97%	66	1953	4.36

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%	5%	1%	7%
Farm		0%				0%
Manufactured Home - Post 1977	1%	2%	0%	4%	0%	7%
Mobile Home - Pre 1976	0%	0%		1%		1%
Modular Home		0%				0%
Single Family Residence	5%	25%	4%	40%	5%	78%
Townhouse				2%	1%	3%
Villa		1%	0%	1%		2%
Total	7%	29%	5%	52%	8%	100%



Board/Association: State Month Year
▲
West Pasco FL June 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	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999	1	1		2
\$ 100,000 - 119,999	3	1		4
\$ 120,000 - 139,999	1			1
\$ 140,000 - 159,999	5			5
\$ 160,000 - 179,999	11	2		13
\$ 180,000 - 199,999	7	5		12
\$ 200,000 - 249,999	30	20	1	51
\$ 250,000 - 299,999	28	27	1	56
\$ 300,000 - 349,999	9	45	10	64
\$ 350,000 - 399,999	2	36	16	54
\$ 400,000 - 499,999	3	34	17	54
\$ 500,000 - 599,999	1	9	18	28
\$ 600,000 - 699,999	2	3	10	15
\$ 700,000 - 799,999	1	6	4	11
\$ 800,000 - 899,999		2	4	6
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over			7	7
Total	107	191	89	387

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				
\$ 60,000 - 69,999	2			2
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	6			6
\$ 120,000 - 139,999	4			4
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999	2	1		3
\$ 180,000 - 199,999	3			3
\$ 200,000 - 249,999	5	5		10
\$ 250,000 - 299,999	2	3		5
\$ 300,000 - 349,999		7		7
\$ 350,000 - 399,999		3	1	4
\$ 400,000 - 499,999	1	3	1	5
\$ 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	34	23	2	59

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		4
\$ 80,000 - 89,999		2
\$ 90,000 - 99,999	2	5
\$ 100,000 - 119,999	2	19
\$ 120,000 - 139,999	5	38
\$ 140,000 - 159,999	3	42
\$ 160,000 - 179,999	11	34
\$ 180,000 - 199,999	25	30
\$ 200,000 - 249,999	131	43
\$ 250,000 - 299,999	217	58
\$ 300,000 - 349,999	224	22
\$ 350,000 - 399,999	216	25
\$ 400,000 - 499,999	238	20
\$ 500,000 - 599,999	147	5
\$ 600,000 - 699,999	101	8
\$ 700,000 - 799,999	46	5
\$ 800,000 - 899,999	42	1
\$ 900,000 - 999,999	17	
\$ 1,000,000 - and over	64	1
Total	1492	366

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	1
\$ 100,000 - 119,999	2	7
\$ 120,000 - 139,999	4	7
\$ 140,000 - 159,999	5	6
\$ 160,000 - 179,999	8	10
\$ 180,000 - 199,999	14	3
\$ 200,000 - 249,999	56	6
\$ 250,000 - 299,999	109	12
\$ 300,000 - 349,999	80	21
\$ 350,000 - 399,999	82	7
\$ 400,000 - 499,999	97	7
\$ 500,000 - 599,999	45	2
\$ 600,000 - 699,999	23	3
\$ 700,000 - 799,999	5	
\$ 800,000 - 899,999	4	
\$ 900,000 - 999,999	8	
\$ 1,000,000 - and over	6	
Total	550	93

Time On Market Sort	M-SF	M-Condo
0 - 30	164	18
31-60	92	16
61-90	48	10
91-120	29	5
121-over	54	10
Total	387	59

