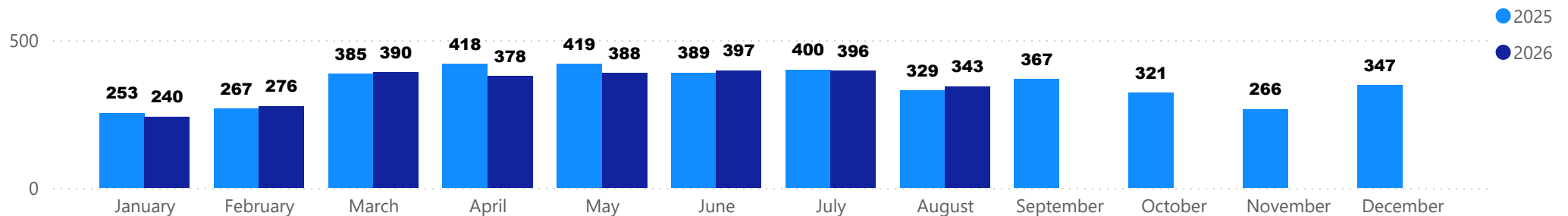




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

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			1	1			1						3
\$ 50,000 - 59,999						1							1
\$ 60,000 - 69,999	1			2	1		1						5
\$ 70,000 - 79,999		1				2	1						4
\$ 80,000 - 89,999				2			4						6
\$ 90,000 - 99,999	1	2		2	2								7
\$ 100,000 - 119,999			4	1	2	1	3						11
\$ 120,000 - 139,999	3		2	5	4	2		5					21
\$ 140,000 - 159,999	2	3	3	5	4	6	5	4					32
\$ 160,000 - 179,999	9	7	9	8	2	15	16	7					73
\$ 180,000 - 199,999	5	10	17	16	9	8	18	7					90
\$ 200,000 - 249,999	30	45	55	42	71	59	53	36					391
\$ 250,000 - 299,999	43	54	73	75	79	49	64	60					497
\$ 300,000 - 349,999	43	39	62	56	47	60	58	31					396
\$ 350,000 - 399,999	26	30	44	47	43	42	42	50					324
\$ 400,000 - 499,999	27	41	52	46	55	50	61	67					399
\$ 500,000 - 599,999	20	21	34	33	30	39	27	34					238
\$ 600,000 - 699,999	9	7	10	17	18	21	16	18					116
\$ 700,000 - 799,999	6	5	5	9	6	14	5	4					54
\$ 800,000 - 899,999	4	2	8	5	3	8	9	8					47
\$ 900,000 - 999,999	4	3	4	2	6	3	2	4					28
\$ 1,000,000 - and over	7	6	7	4	6	17	10	8					65
Total	240	276	390	378	388	397	396	343					2808

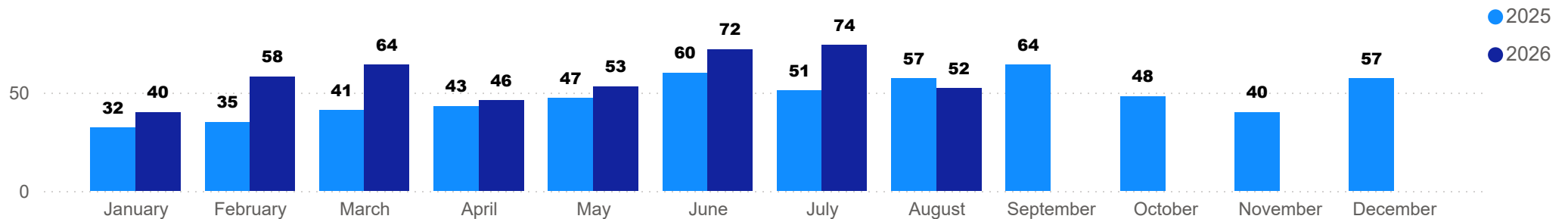




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

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		1									3
\$ 50,000 - 59,999		1			1		1	2					5
\$ 60,000 - 69,999		1				2	2	2					7
\$ 70,000 - 79,999	1	1		1	1	2							6
\$ 80,000 - 89,999	1	1		1	2	4	1						10
\$ 90,000 - 99,999		1	3	1	4	1	1	1					12
\$ 100,000 - 119,999	4	4	6	5	5	4	9	4					41
\$ 120,000 - 139,999	1	8	9	2	5	6	4	3					38
\$ 140,000 - 159,999	7	5	2	6	2	5	4	4					35
\$ 160,000 - 179,999	1	2	5		4	3	4	3					22
\$ 180,000 - 199,999		3	7	1	5	1	7						24
\$ 200,000 - 249,999	4	6	3	3	7	3	12	6					44
\$ 250,000 - 299,999	6	7	10	11	6	10	14	8					72
\$ 300,000 - 349,999	7	8	12	7	7	16	9	10					76
\$ 350,000 - 399,999	5	6	5	6	1	12	5	6					46
\$ 400,000 - 499,999	2	2	2	1	3	2	1	2					15
\$ 500,000 - 599,999	1					1		1					3
\$ 600,000 - 699,999													
\$ 700,000 - 799,999													
\$ 800,000 - 899,999													
\$ 900,000 - 999,999													
\$ 1,000,000 - and over													
Total	40	58	64	46	53	72	74	52					459

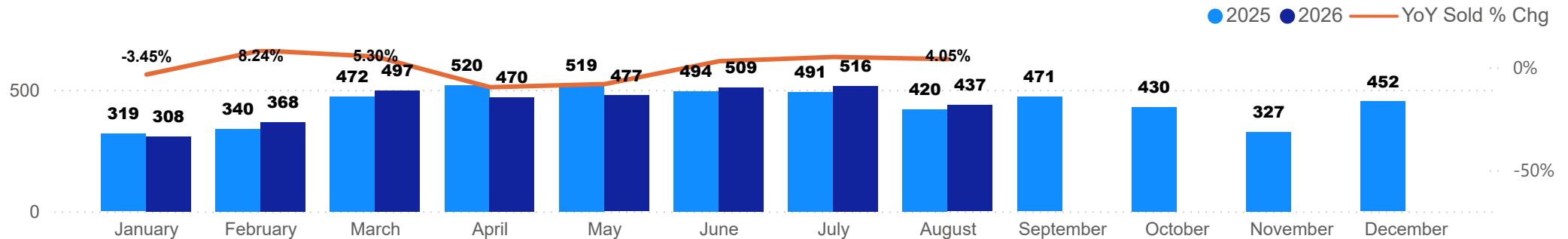




West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Overall

Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		3	2	2	1	1	1	2					12
\$ 50,000 - 59,999	1	2	2		1	1	2	2					11
\$ 60,000 - 69,999	2	2	1	3	1	3	4	3					19
\$ 70,000 - 79,999	1	2		1	1	4	1	1					11
\$ 80,000 - 89,999	3	2	2	8	3	7	7	1					33
\$ 90,000 - 99,999	4	3	4	7	8	1	2	6					35
\$ 100,000 - 119,999	8	11	11	7	11	7	13	7					75
\$ 120,000 - 139,999	7	13	14	9	12	15	10	11					91
\$ 140,000 - 159,999	12	11	12	16	10	16	16	14					107
\$ 160,000 - 179,999	11	13	18	12	12	22	27	13					128
\$ 180,000 - 199,999	6	16	30	20	15	11	31	9					138
\$ 200,000 - 249,999	40	53	63	51	82	65	73	45					472
\$ 250,000 - 299,999	50	63	87	96	88	66	83	72					605
\$ 300,000 - 349,999	51	48	77	67	59	78	67	45					492
\$ 350,000 - 399,999	31	38	50	53	44	54	48	57					375
\$ 400,000 - 499,999	29	43	55	48	59	53	62	72					421
\$ 500,000 - 599,999	21	22	34	33	31	42	27	35					245
\$ 600,000 - 699,999	9	7	10	17	18	21	16	18					116
\$ 700,000 - 799,999	7	5	5	9	6	14	5	4					55
\$ 800,000 - 899,999	4	2	8	5	3	8	9	8					47
\$ 900,000 - 999,999	4	3	4	2	6	3	2	4					28
\$ 1,000,000 - and over	7	6	8	4	6	17	10	8					66
Total	308	368	497	470	477	509	516	437					3582



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
0							1						1
1	5	7	6	10	8	7	8	8					59
2	92	112	151	145	154	138	152	116					1060
3	147	177	228	210	224	241	236	213					1676
4	53	61	97	91	78	87	102	79					648
5	7	9	14	11	12	35	14	17					119
6+	4	2	1	3	1	1	4	4					20
Total	308	368	497	470	477	509	517	437					3583

Sales by Bathroom Count

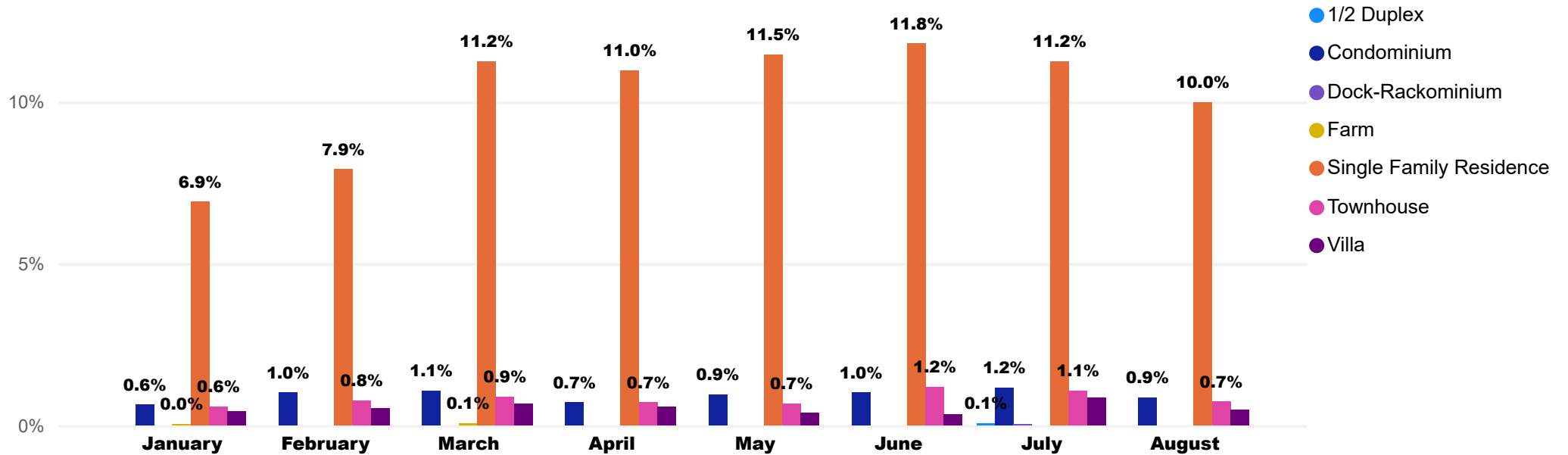
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
0							1						1
1	22	23	20	44	30	33	35	26					233
2	198	249	351	305	329	302	336	279					2349
3	72	85	103	104	96	138	109	100					807
4	11	6	19	16	19	30	31	24					156
5	3	3	3	1	3	5	4	7					29
6+	2	2	1			1	1	1					8
Total	308	368	497	470	477	509	517	437					3583

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
1/2 Duplex							2						2
Condominium	21	33	35	23	31	33	38	28					242
Dock-Rackominium							1						1
Farm	1		2										3
Single Family Residence	226	259	368	359	375	386	368	327					2668
Townhouse	19	25	29	23	22	39	35	24					216
Villa	14	17	22	19	13	11	28	16					140
Total	281	334	456	424	441	469	472	395					3272

YTD % of Sales by Property Type





West Pasco Board of REALTORS®
Multiple Listing One Month Sales and Inventory Report - August - 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	2	1%	61,950	50,500	82%	134	4
\$ 60,000 - 69,999	2	1%	67,450	62,450	93%	129	6
\$ 70,000 - 79,999							8
\$ 80,000 - 89,999							16
\$ 90,000 - 99,999	1	0%	89,000	92,000	103%	0	15
\$ 100,000 - 119,999	4	1%	123,225	111,775	91%	132	37
\$ 120,000 - 139,999	8	2%	134,211	127,250	95%	58	46
\$ 140,000 - 159,999	8	2%	155,313	148,893	96%	51	40
\$ 160,000 - 179,999	10	3%	181,990	169,200	93%	69	45
\$ 180,000 - 199,999	7	2%	194,129	188,857	97%	9	73
\$ 200,000 - 249,999	42	11%	234,588	227,399	97%	80	185
\$ 250,000 - 299,999	68	17%	282,854	275,676	97%	58	296
\$ 300,000 - 349,999	41	10%	327,748	323,725	99%	51	255
\$ 350,000 - 399,999	56	14%	380,563	377,786	99%	61	262
\$ 400,000 - 499,999	69	17%	451,777	442,012	98%	75	241
\$ 500,000 - 599,999	35	9%	559,138	547,264	98%	70	139
\$ 600,000 - 699,999	18	5%	664,589	648,650	98%	75	95
\$ 700,000 - 799,999	4	1%	756,125	740,625	98%	106	60
\$ 800,000 - 899,999	8	2%	825,341	835,372	101%	98	32
\$ 900,000 - 999,999	4	1%	936,975	920,250	98%	55	22
\$ 1,000,000 - and over	8	2%	1,257,238	1,205,000	96%	104	89
Total	395	100%	395,721	387,364	98%	68	1967

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	12	0.34%	51,925	40,838	79%	58	1
\$ 50,000 - 59,999	11	0.31%	65,491	52,091	80%	74	4
\$ 60,000 - 69,999	19	0.53%	71,558	63,284	88%	80	6
\$ 70,000 - 79,999	11	0.31%	85,527	72,400	85%	145	8
\$ 80,000 - 89,999	33	0.92%	93,906	83,303	89%	112	16
\$ 90,000 - 99,999	35	0.98%	106,746	94,180	88%	69	15
\$ 100,000 - 119,999	75	2.09%	120,683	109,363	91%	110	37
\$ 120,000 - 139,999	91	2.54%	138,041	128,215	93%	91	46
\$ 140,000 - 159,999	107	2.99%	158,846	148,566	94%	73	40
\$ 160,000 - 179,999	128	3.57%	180,569	169,385	94%	70	45
\$ 180,000 - 199,999	138	3.85%	199,963	188,636	94%	66	73
\$ 200,000 - 249,999	472	13.18%	233,206	225,543	97%	72	185
\$ 250,000 - 299,999	605	16.89%	280,491	273,170	97%	63	296
\$ 300,000 - 349,999	492	13.74%	328,964	323,545	98%	67	255
\$ 350,000 - 399,999	375	10.47%	379,331	373,233	98%	64	262
\$ 400,000 - 499,999	421	11.75%	455,092	443,668	97%	72	241
\$ 500,000 - 599,999	245	6.84%	561,262	547,590	98%	75	139
\$ 600,000 - 699,999	116	3.24%	662,508	644,593	97%	83	95
\$ 700,000 - 799,999	55	1.54%	762,600	742,855	97%	84	60
\$ 800,000 - 899,999	47	1.31%	869,645	846,616	97%	73	32
\$ 900,000 - 999,999	28	0.78%	962,546	938,743	98%	87	22
\$ 1,000,000 - and over	66	1.84%	1,448,581	1,359,505	94%	87	89
Total	3582	100.00%	361,528	350,596	97%	72	1967

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®

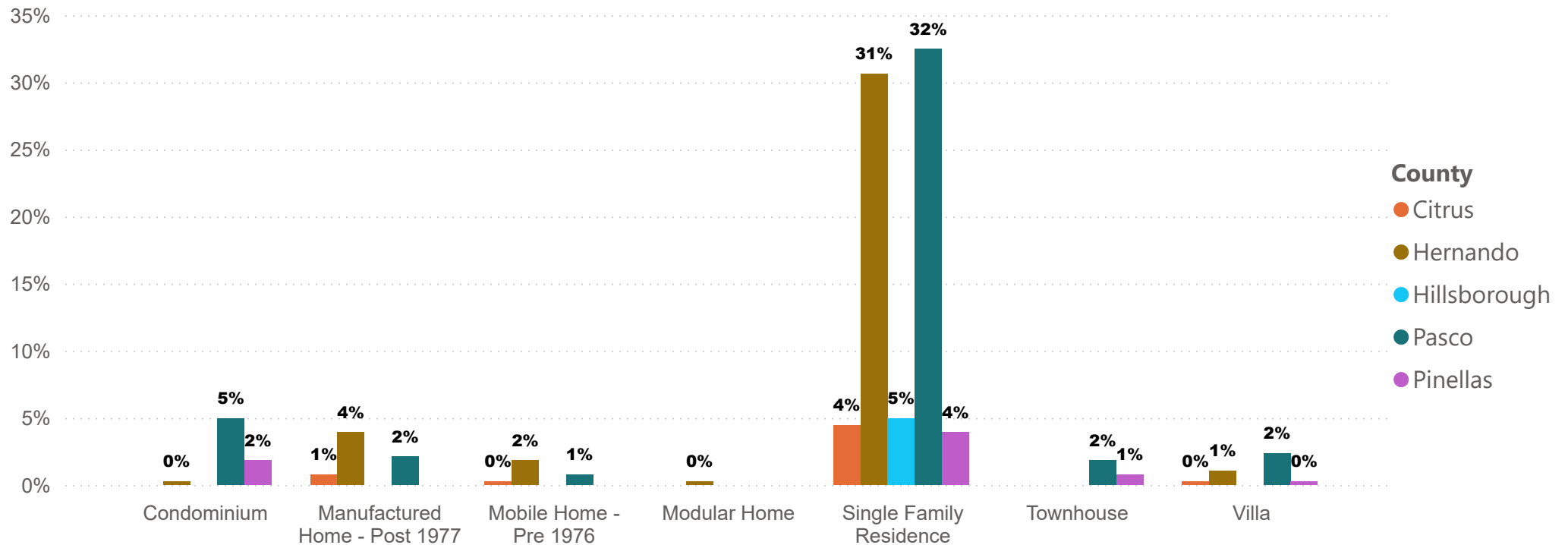
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	360,981	97%	36	1067	2.80
10/31/2023	336	358,847	347,883	97%	32	1207	3.59
11/30/2023	298	370,538	360,813	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	349,452	97%	52	1464	4.48
03/31/2024	378	383,132	371,704	97%	60	1495	3.96
04/30/2024	450	362,160	349,894	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	373,066	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	368,046	97%	65	1669	5.30
11/30/2024	307	369,935	356,802	96%	75	1734	5.65
12/31/2024	396	398,454	384,424	96%	70	1680	4.24
01/31/2025	286	361,137	349,206	97%	69	1806	6.31
02/28/2025	303	366,766	354,384	97%	75	1887	6.23
03/31/2025	426	360,633	349,851	97%	68	1947	4.57
04/30/2025	464	350,467	339,875	97%	72	1999	4.31
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	1922	4.98
09/30/2025	431	366,242	354,170	97%	82	1915	4.44
10/31/2025	369	382,960	371,761	97%	77	1982	5.37
11/30/2025	306	371,094	357,673	96%	77	1972	6.44
12/31/2025	405	360,728	347,816	96%	82	1912	4.72
01/31/2026	281	386,469	374,243	97%	76	1928	6.86
02/28/2026	334	357,380	346,012	97%	89	1950	5.84
03/31/2026	456	374,960	363,092	97%	83	1930	4.23
04/30/2026	424	363,090	353,761	97%	87	1953	4.61
05/31/2026	441	363,318	351,285	97%	77	1947	4.41
06/30/2026	469	408,494	396,997	97%	76	1983	4.23
07/31/2026	471	369,044	357,233	97%	74	2013	4.27
08/31/2026	395	395,721	387,364	98%	82	1967	4.98

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		0%		5%	2%	7%
Manufactured Home - Post 1977	1%	4%		2%		7%
Mobile Home - Pre 1976	0%	2%		1%		3%
Modular Home		0%				0%
Single Family Residence	4%	31%	5%	32%	4%	76%
Townhouse				2%	1%	3%
Villa	0%	1%		2%	0%	4%
Total	6%	38%	5%	45%	7%	100%



Board/Association: State Month Year
 ▲ West Pasco FL August 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

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				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	5			5
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	6	1		7
\$ 180,000 - 199,999	4	2	1	7
\$ 200,000 - 249,999	24	10	2	36
\$ 250,000 - 299,999	15	39	6	60
\$ 300,000 - 349,999	6	22	3	31
\$ 350,000 - 399,999	4	31	15	50
\$ 400,000 - 499,999	6	35	26	67
\$ 500,000 - 599,999		18	16	34
\$ 600,000 - 699,999	2	10	6	18
\$ 700,000 - 799,999		1	3	4
\$ 800,000 - 899,999		3	5	8
\$ 900,000 - 999,999		1	3	4
\$ 1,000,000 - and over		2	6	8
Total	76	175	92	343

Condominium / Cooperative Units
Number of Bedrooms

Price Range	2 or Less	3	4 or More	Total
\$ 1 - 49,999				
\$ 50,000 - 59,999	2			2
\$ 60,000 - 69,999	2			2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	3			3
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	3			3
\$ 180,000 - 199,999				
\$ 200,000 - 249,999	5	1		6
\$ 250,000 - 299,999	3	5		8
\$ 300,000 - 349,999		9	1	10
\$ 350,000 - 399,999		3	3	6
\$ 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	27	21	4	52

Active Listings
 (Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		4
\$ 60,000 - 69,999		4
\$ 70,000 - 79,999		9
\$ 80,000 - 89,999	3	13
\$ 90,000 - 99,999	3	13
\$ 100,000 - 119,999	3	35
\$ 120,000 - 139,999	5	42
\$ 140,000 - 159,999	7	32
\$ 160,000 - 179,999	9	31
\$ 180,000 - 199,999	40	23
\$ 200,000 - 249,999	132	48
\$ 250,000 - 299,999	235	63
\$ 300,000 - 349,999	221	37
\$ 350,000 - 399,999	223	28
\$ 400,000 - 499,999	232	8
\$ 500,000 - 599,999	133	5
\$ 600,000 - 699,999	78	7
\$ 700,000 - 799,999	51	5
\$ 800,000 - 899,999	30	1
\$ 900,000 - 999,999	19	
\$ 1,000,000 - and over	86	3
Total	1510	411

Sales Pending
 (Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	2	2
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	2
\$ 90,000 - 99,999	1	1
\$ 100,000 - 119,999	1	3
\$ 120,000 - 139,999	2	6
\$ 140,000 - 159,999	6	5
\$ 160,000 - 179,999	7	5
\$ 180,000 - 199,999	23	3
\$ 200,000 - 249,999	63	7
\$ 250,000 - 299,999	76	30
\$ 300,000 - 349,999	55	33
\$ 350,000 - 399,999	82	26
\$ 400,000 - 499,999	99	8
\$ 500,000 - 599,999	52	3
\$ 600,000 - 699,999	23	3
\$ 700,000 - 799,999	17	2
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999	6	
\$ 1,000,000 - and over	13	
Total	535	142

Time On Market Sort	M-SF	M-Condo
0 - 30	155	17
31-60	65	14
61-90	36	4
91-120	23	5
121-over	64	12
Total	343	52