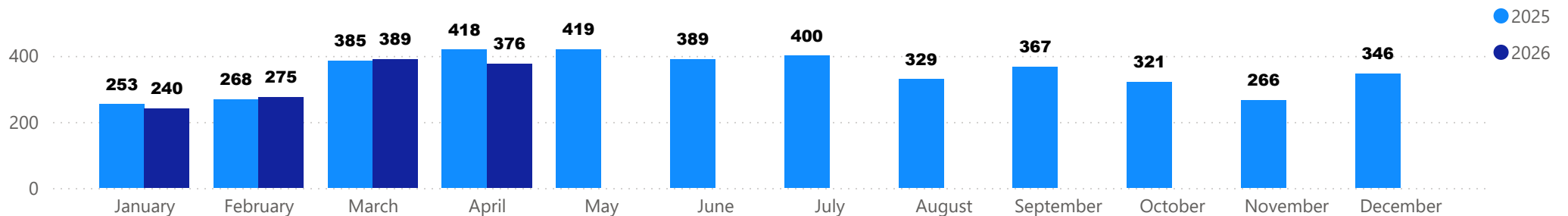


West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

Sales by Price Range - Single Family Homes & Villas

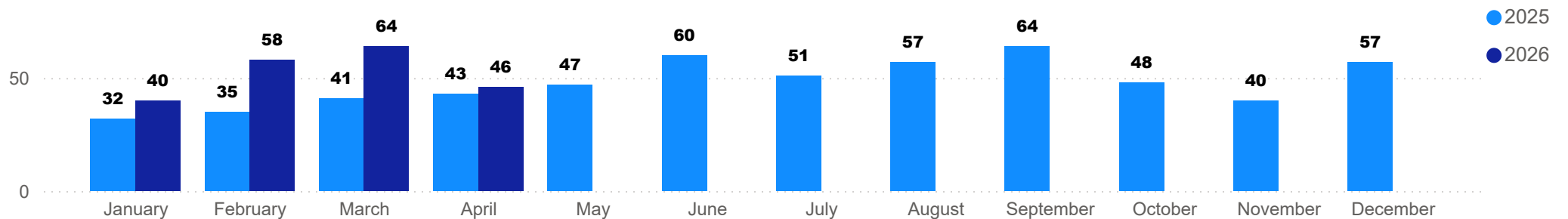
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999			1	1									2
\$ 50,000 - 59,999													
\$ 60,000 - 69,999	1			2									3
\$ 70,000 - 79,999		1											1
\$ 80,000 - 89,999				2									2
\$ 90,000 - 99,999	1	2		2									5
\$ 100,000 - 119,999			4	1									5
\$ 120,000 - 139,999	3		2	5									10
\$ 140,000 - 159,999	2	3	3	5									13
\$ 160,000 - 179,999	9	7	9	8									33
\$ 180,000 - 199,999	5	10	17	16									48
\$ 200,000 - 249,999	30	45	55	41									171
\$ 250,000 - 299,999	43	54	73	74									244
\$ 300,000 - 349,999	43	39	62	55									199
\$ 350,000 - 399,999	26	29	43	47									145
\$ 400,000 - 499,999	27	41	52	47									167
\$ 500,000 - 599,999	20	21	34	33									108
\$ 600,000 - 699,999	9	7	10	17									43
\$ 700,000 - 799,999	6	5	5	9									25
\$ 800,000 - 899,999	4	2	8	5									19
\$ 900,000 - 999,999	4	3	4	2									13
\$ 1,000,000 - and over	7	6	7	4									24
Total	240	275	389	376									1280



West Pasco Board of REALTORS® Monthly Sales Trend Indicator 2026

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

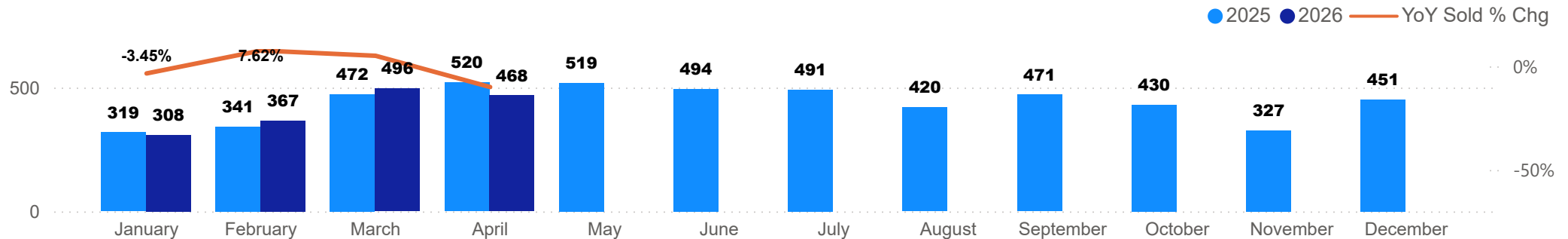
Price Range	January	February	March	April	May	June	July	August	September	October	November	December	Total
\$ 1 - 49,999		2		1									3
\$ 50,000 - 59,999		1											1
\$ 60,000 - 69,999		1											1
\$ 70,000 - 79,999	1	1		1									3
\$ 80,000 - 89,999	1	1		1									3
\$ 90,000 - 99,999		1	3	1									5
\$ 100,000 - 119,999	4	4	6	5									19
\$ 120,000 - 139,999	1	8	9	2									20
\$ 140,000 - 159,999	7	5	2	6									20
\$ 160,000 - 179,999	1	2	5										8
\$ 180,000 - 199,999		3	7	1									11
\$ 200,000 - 249,999	4	6	3	3									16
\$ 250,000 - 299,999	6	7	10	11									34
\$ 300,000 - 349,999	7	8	12	7									34
\$ 350,000 - 399,999	5	6	5	6									22
\$ 400,000 - 499,999	2	2	2	1									7
\$ 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	58	64	46									208



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									7
\$ 50,000 - 59,999	1	2	2										5
\$ 60,000 - 69,999	2	2	1	3									8
\$ 70,000 - 79,999	1	2		1									4
\$ 80,000 - 89,999	3	2	2	8									15
\$ 90,000 - 99,999	4	3	4	7									18
\$ 100,000 - 119,999	8	11	11	7									37
\$ 120,000 - 139,999	7	13	14	9									43
\$ 140,000 - 159,999	12	11	12	16									51
\$ 160,000 - 179,999	11	13	18	12									54
\$ 180,000 - 199,999	6	16	30	20									72
\$ 200,000 - 249,999	40	53	63	50									206
\$ 250,000 - 299,999	50	63	87	95									295
\$ 300,000 - 349,999	51	48	77	66									242
\$ 350,000 - 399,999	31	37	49	53									170
\$ 400,000 - 499,999	29	43	55	49									176
\$ 500,000 - 599,999	21	22	34	33									110
\$ 600,000 - 699,999	9	7	10	17									43
\$ 700,000 - 799,999	7	5	5	9									26
\$ 800,000 - 899,999	4	2	8	5									19
\$ 900,000 - 999,999	4	3	4	2									13
\$ 1,000,000 - and over	7	6	8	4									25
Total	308	367	496	468									1639



**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	6	10									28
2	92	112	151	143									498
3	147	176	227	210									760
4	53	61	97	91									302
5	7	9	14	11									41
6+	4	2	1	3									10
Total	308	367	496	468									1639

Sales by Bathroom Count

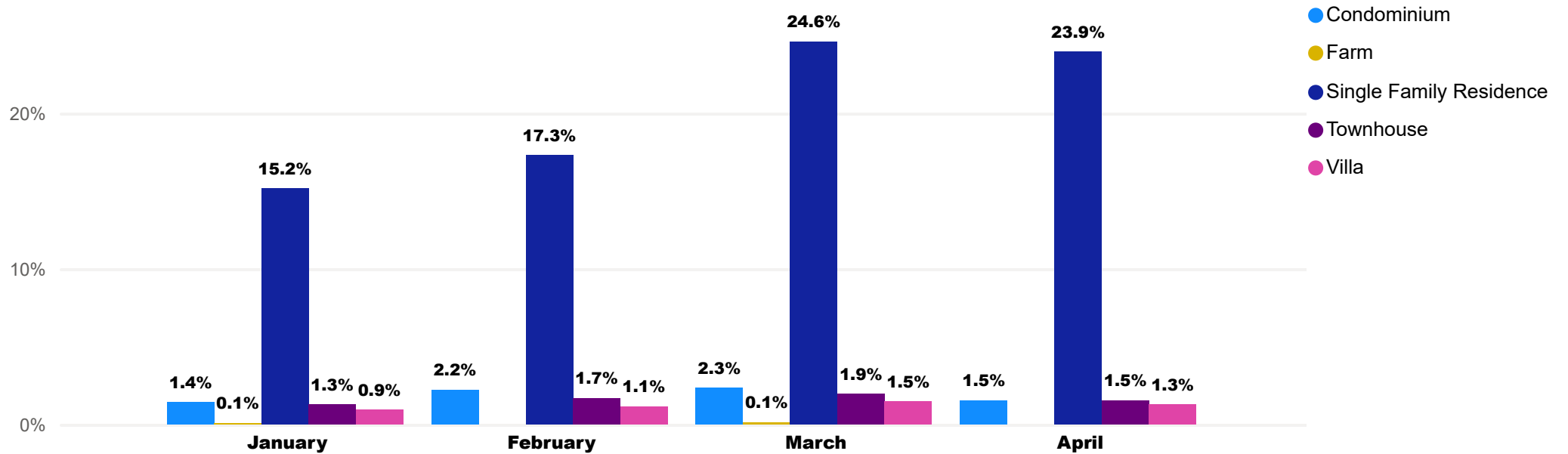
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	22	23	20	43									108
2	198	248	350	304									1100
3	72	85	103	104									364
4	11	6	19	16									52
5	3	3	3	1									10
6+	2	2	1										5
Total	308	367	496	468									1639

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	35	23									112
Farm	1		2										3
Single Family Residence	226	258	367	357									1208
Townhouse	19	25	29	23									96
Villa	14	17	22	19									72
Total	281	333	455	422									1491

YTD % of Sales by Property Type





West Pasco Board of REALTORS®
Multiple Listing One Month Sales and Inventory Report - April - 2026

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	0%	34,950	32,500	93%	101	
\$ 50,000 - 59,999							2
\$ 60,000 - 69,999	2	0%	70,950	63,500	89%	15	9
\$ 70,000 - 79,999	1	0%	70,000	70,000	100%	179	7
\$ 80,000 - 89,999	3	1%	88,300	82,333	93%	53	8
\$ 90,000 - 99,999	3	1%	96,600	95,967	99%	14	14
\$ 100,000 - 119,999	6	1%	120,783	108,000	89%	156	37
\$ 120,000 - 139,999	7	2%	143,386	128,857	90%	30	42
\$ 140,000 - 159,999	11	3%	160,109	148,955	93%	71	45
\$ 160,000 - 179,999	8	2%	175,725	165,063	94%	106	47
\$ 180,000 - 199,999	17	4%	192,882	187,459	97%	75	59
\$ 200,000 - 249,999	44	10%	236,477	226,212	96%	62	176
\$ 250,000 - 299,999	85	20%	281,231	274,424	98%	81	261
\$ 300,000 - 349,999	62	15%	327,638	323,803	99%	73	248
\$ 350,000 - 399,999	53	13%	380,780	373,961	98%	54	243
\$ 400,000 - 499,999	48	11%	448,761	443,034	99%	67	247
\$ 500,000 - 599,999	33	8%	558,938	548,779	98%	92	138
\$ 600,000 - 699,999	17	4%	658,191	644,040	98%	106	89
\$ 700,000 - 799,999	9	2%	736,533	724,667	98%	75	63
\$ 800,000 - 899,999	5	1%	932,780	853,000	91%	122	30
\$ 900,000 - 999,999	2	0%	1,014,000	967,500	95%	6	25
\$ 1,000,000 - and over	4	1%	1,286,225	1,212,500	94%	77	78
Total	422	100%	363,639	354,417	97%	74	1868

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	7	0.43%	49,114	40,893	83%	34	
\$ 50,000 - 59,999	5	0.31%	68,700	52,200	76%	56	2
\$ 60,000 - 69,999	8	0.49%	69,975	64,375	92%	109	9
\$ 70,000 - 79,999	4	0.24%	85,000	70,000	82%	153	7
\$ 80,000 - 89,999	15	0.92%	94,347	83,133	88%	109	8
\$ 90,000 - 99,999	18	1.10%	104,094	95,078	91%	56	14
\$ 100,000 - 119,999	37	2.26%	119,300	109,816	92%	137	37
\$ 120,000 - 139,999	43	2.62%	139,093	129,119	93%	93	42
\$ 140,000 - 159,999	51	3.11%	158,500	148,361	94%	88	45
\$ 160,000 - 179,999	54	3.29%	181,557	169,350	93%	85	47
\$ 180,000 - 199,999	72	4.39%	202,639	188,118	93%	73	59
\$ 200,000 - 249,999	206	12.57%	233,298	224,970	96%	74	176
\$ 250,000 - 299,999	295	18.00%	280,431	273,938	98%	66	261
\$ 300,000 - 349,999	242	14.77%	328,897	323,063	98%	67	248
\$ 350,000 - 399,999	170	10.37%	379,250	372,317	98%	63	243
\$ 400,000 - 499,999	176	10.74%	455,307	445,218	98%	75	247
\$ 500,000 - 599,999	110	6.71%	560,700	547,311	98%	75	138
\$ 600,000 - 699,999	43	2.62%	654,149	637,007	97%	89	89
\$ 700,000 - 799,999	26	1.59%	762,984	737,519	97%	89	63
\$ 800,000 - 899,999	19	1.16%	893,931	851,368	95%	71	30
\$ 900,000 - 999,999	13	0.79%	967,746	944,562	98%	128	25
\$ 1,000,000 - and over	25	1.53%	1,499,092	1,404,200	94%	112	78
Total	1639	100.00%	353,521	342,582	97%	75	1868

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®

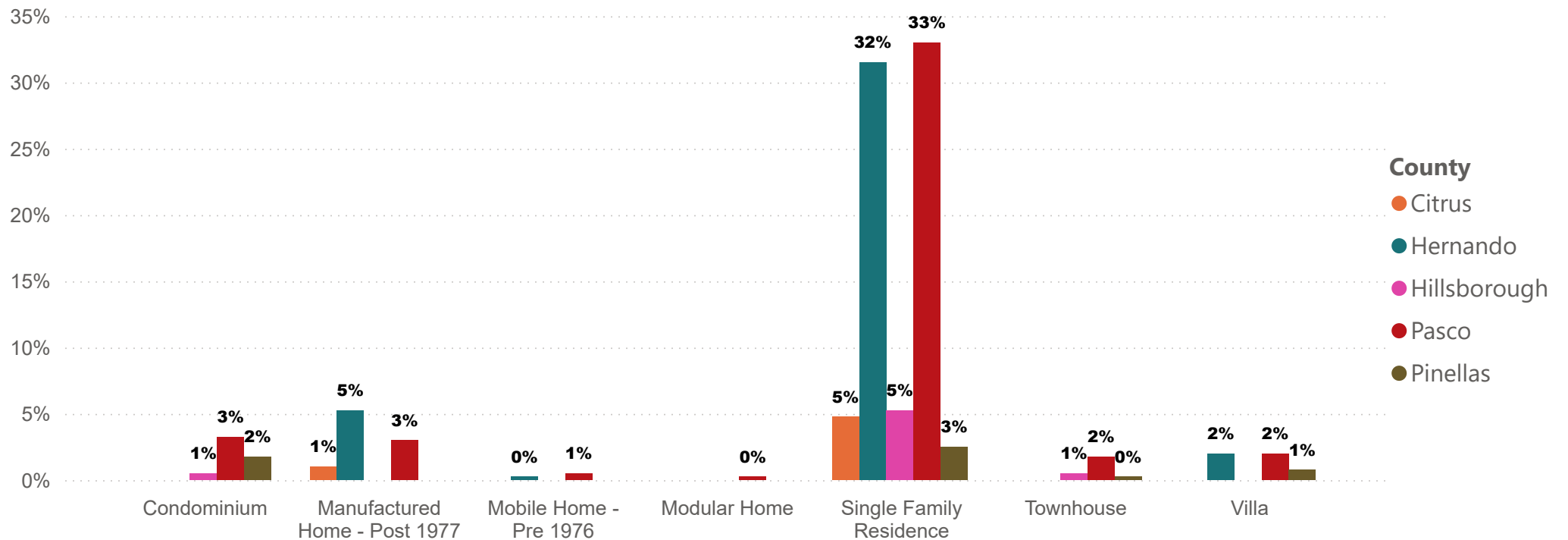
Four Year Sales and Inventory History 2022 - 2026. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	360,981	97%	36	1067	2.80
10/31/2023	336	358,847	347,883	97%	32	1207	3.59
11/30/2023	298	370,538	360,840	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	349,483	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	306	369,837	356,873	96%	75	1734	5.67
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	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	464	350,467	339,875	97%	72	1999	4.31
05/31/2025	466	364,774	355,364	97%	69	1972	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	1909	4.43
10/31/2025	369	382,960	371,761	97%	77	1973	5.35
11/30/2025	306	371,094	357,673	96%	77	1962	6.41
12/31/2025	404	361,053	348,120	96%	82	1902	4.71
01/31/2026	281	386,469	374,243	97%	76	1914	6.81
02/28/2026	333	357,319	345,917	97%	89	1932	5.80
03/31/2026	455	374,978	363,084	97%	84	1885	4.14
04/30/2026	422	363,639	354,417	97%	87	1868	4.43

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%	3%	2%	6%
Manufactured Home - Post 1977	1%	5%		3%		9%
Mobile Home - Pre 1976		0%		1%		1%
Modular Home				0%		0%
Single Family Residence	5%	32%	5%	33%	3%	77%
Townhouse			1%	2%	0%	3%
Villa		2%		2%	1%	5%
Total	6%	39%	6%	44%	5%	100%



Board/Association: State Month Year
 ▲ West Pasco FL April 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	1			1
\$ 50,000 - 59,999				
\$ 60,000 - 69,999	1	1		2
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	2			2
\$ 90,000 - 99,999	1	1		2
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	4	1		5
\$ 140,000 - 159,999	3	2		5
\$ 160,000 - 179,999	6	2		8
\$ 180,000 - 199,999	9	7		16
\$ 200,000 - 249,999	27	13	1	41
\$ 250,000 - 299,999	32	36	6	74
\$ 300,000 - 349,999	10	36	9	55
\$ 350,000 - 399,999	3	25	19	47
\$ 400,000 - 499,999	2	25	20	47
\$ 500,000 - 599,999	2	14	17	33
\$ 600,000 - 699,999	2	8	7	17
\$ 700,000 - 799,999	1	2	6	9
\$ 800,000 - 899,999		1	4	5
\$ 900,000 - 999,999		1	1	2
\$ 1,000,000 - and over		1	3	4
Total	107	176	93	376

**Condominium / Cooperative 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
\$ 100,000 - 119,999	5			5
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	6			6
\$ 160,000 - 179,999				
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	2	1		3
\$ 250,000 - 299,999	2	9		11
\$ 300,000 - 349,999		7		7
\$ 350,000 - 399,999		3	3	6
\$ 400,000 - 499,999	1			1
\$ 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				
Total	23	20	3	46

**Active Listings
 (Unsold Homes)**

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999	1	1
\$ 60,000 - 69,999	1	8
\$ 70,000 - 79,999		6
\$ 80,000 - 89,999	1	7
\$ 90,000 - 99,999	2	12
\$ 100,000 - 119,999	2	32
\$ 120,000 - 139,999	1	37
\$ 140,000 - 159,999	7	31
\$ 160,000 - 179,999	15	30
\$ 180,000 - 199,999	31	26
\$ 200,000 - 249,999	126	39
\$ 250,000 - 299,999	181	68
\$ 300,000 - 349,999	207	37
\$ 350,000 - 399,999	206	32
\$ 400,000 - 499,999	222	14
\$ 500,000 - 599,999	133	2
\$ 600,000 - 699,999	80	7
\$ 700,000 - 799,999	57	5
\$ 800,000 - 899,999	29	
\$ 900,000 - 999,999	26	
\$ 1,000,000 - and over	71	3
Total	1399	397

**Sales Pending
 (Under Contract)**

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	1	5
\$ 90,000 - 99,999	1	3
\$ 100,000 - 119,999	3	4
\$ 120,000 - 139,999	4	8
\$ 140,000 - 159,999	5	6
\$ 160,000 - 179,999	9	4
\$ 180,000 - 199,999	11	4
\$ 200,000 - 249,999	100	12
\$ 250,000 - 299,999	102	24
\$ 300,000 - 349,999	75	26
\$ 350,000 - 399,999	77	14
\$ 400,000 - 499,999	107	7
\$ 500,000 - 599,999	60	2
\$ 600,000 - 699,999	33	3
\$ 700,000 - 799,999	15	1
\$ 800,000 - 899,999	9	
\$ 900,000 - 999,999	9	
\$ 1,000,000 - and over	16	
Total	637	124

Time On Market Sort	M-SF	M-Condo
0 - 30	170	13
31-60	64	11
61-90	36	2
91-120	26	5
121-over	80	15
Total	376	46

