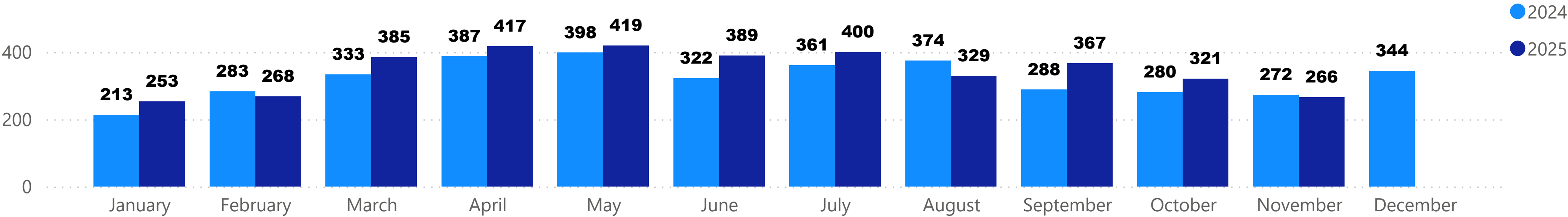




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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					1		3
\$ 50,000 - 59,999	1							1					2
\$ 60,000 - 69,999			1	1	1		1						4
\$ 70,000 - 79,999		1	2			1				2			6
\$ 80,000 - 89,999	1					1			1		1		4
\$ 90,000 - 99,999	1	2		2	1	2	1	1		1	2		13
\$ 100,000 - 119,999	2	1	1	1	3	4	3			1	2		18
\$ 120,000 - 139,999	5	1	2	8	3	1	6	8	3	3	2		42
\$ 140,000 - 159,999	7	4	5	7	4	5	5	8	2	6	4		57
\$ 160,000 - 179,999	5	7	10	6	5	13	12	7	11	7	4		87
\$ 180,000 - 199,999	5	10	8	15	10	12	13	7	6	6	5		97
\$ 200,000 - 249,999	47	37	62	55	57	51	41	40	57	34	34		515
\$ 250,000 - 299,999	45	58	66	86	81	56	66	60	66	57	48		689
\$ 300,000 - 349,999	37	40	61	67	72	66	62	49	68	46	55		623
\$ 350,000 - 399,999	25	26	48	62	61	54	45	48	45	43	26		483
\$ 400,000 - 499,999	35	39	62	52	61	54	68	50	43	47	35		546
\$ 500,000 - 599,999	18	18	27	26	22	28	38	16	28	30	24		275
\$ 600,000 - 699,999	5	11	9	12	20	15	16	16	16	21	9		150
\$ 700,000 - 799,999	5	8	11	6	6	11	11	1	10	6	4		79
\$ 800,000 - 899,999	4		2	6	4	6	6	5	6	4	4		47
\$ 900,000 - 999,999	2	2	1	2	3	1	2	6	1	3	1		24
\$ 1,000,000 - and over	3	3	6	3	5	7	4	6	4	4	5		50
Total	253	268	385	417	419	389	400	329	367	321	266		3814

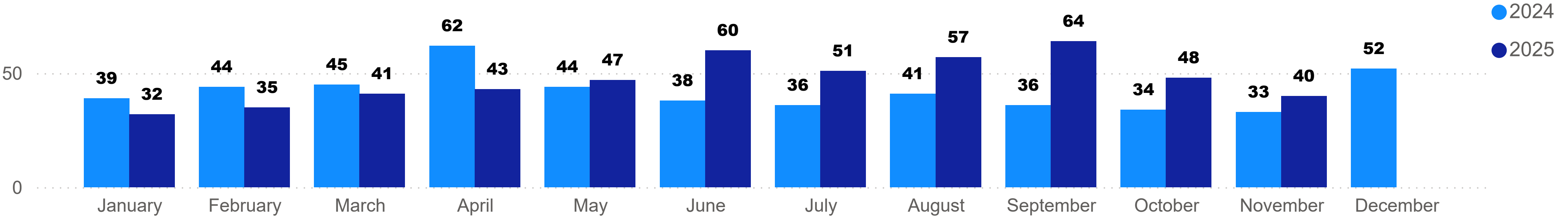




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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		1			1		9
\$ 50,000 - 59,999				1	2						1		4
\$ 60,000 - 69,999		2			1	2	1			1	1		8
\$ 70,000 - 79,999		1			1	1			1				4
\$ 80,000 - 89,999			1	1	1		3	1	1		1		9
\$ 90,000 - 99,999				2			2	1					5
\$ 100,000 - 119,999	1	2	6	3	6	6	4	5	7	1	4		45
\$ 120,000 - 139,999	1	4	3	5	5	4	4	8	6	7	8		55
\$ 140,000 - 159,999	1	4	5	6	6	6	2	8	4	3	3		48
\$ 160,000 - 179,999	7	4	4	4	3	3	7	3	6	5	3		49
\$ 180,000 - 199,999	1			4	3	3		1	4	1	2		19
\$ 200,000 - 249,999	8	3	7	7	5	11	5	8	8	8	2		72
\$ 250,000 - 299,999	5	4	5	2	5	5	5	10	6	7	3		57
\$ 300,000 - 349,999	3	6	3	3	4	7	9	6	11	5	4		61
\$ 350,000 - 399,999	2	1	5	2	1	4	5	2	8	7	7		44
\$ 400,000 - 499,999	1			1	2	5	3	3	1	3			19
\$ 500,000 - 599,999		1	2			1							4
\$ 600,000 - 699,999					1		1						2
\$ 700,000 - 799,999		1							1				2
\$ 800,000 - 899,999		1											1
\$ 900,000 - 999,999	1												1
\$ 1,000,000 - and over													
Total	32	35	41	43	47	60	51	57	64	48	40		518

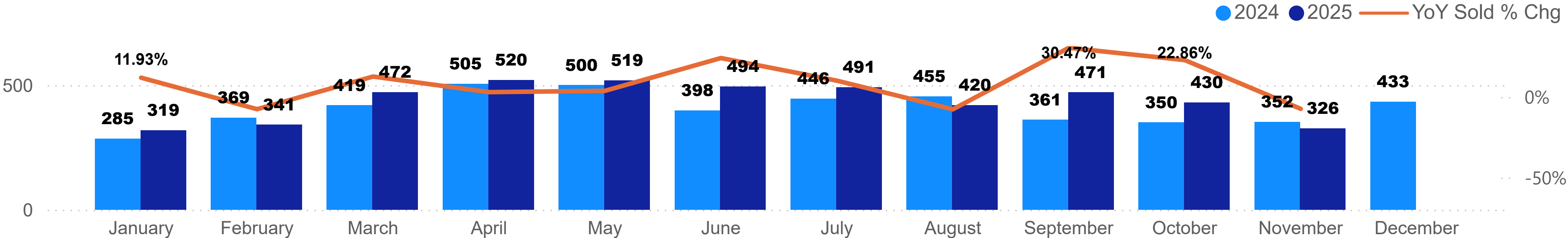




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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	2	2	1	3		39
\$ 50,000 - 59,999	3		2	2	4			1		1	1		14
\$ 60,000 - 69,999	2	3	2	1	2	2	2	2	3	1	2		22
\$ 70,000 - 79,999		5	4	1	3	2	1		3	5			24
\$ 80,000 - 89,999	3	2	6	4	2	4	4	3	2		2		32
\$ 90,000 - 99,999	2	4	4	5	2	2	4	2	1	5	3		34
\$ 100,000 - 119,999	7	7	8	5	10	11	8	7	10	6	9		88
\$ 120,000 - 139,999	10	7	16	20	11	13	13	17	14	18	13		152
\$ 140,000 - 159,999	10	11	12	18	22	12	11	20	7	12	8		143
\$ 160,000 - 179,999	15	17	17	15	13	21	22	14	25	18	8		185
\$ 180,000 - 199,999	8	15	13	22	16	20	16	10	11	10	11		152
\$ 200,000 - 249,999	56	43	75	71	71	69	57	50	70	58	39		659
\$ 250,000 - 299,999	52	65	74	95	96	65	76	75	77	72	53		800
\$ 300,000 - 349,999	41	47	64	73	78	78	74	57	81	54	59		706
\$ 350,000 - 399,999	29	28	53	65	62	59	50	53	54	50	33		536
\$ 400,000 - 499,999	36	40	62	53	64	62	71	55	45	51	35		574
\$ 500,000 - 599,999	18	19	29	28	22	29	38	16	28	30	24		281
\$ 600,000 - 699,999	5	11	9	12	21	15	17	16	16	21	9		152
\$ 700,000 - 799,999	5	9	11	6	6	11	11	2	11	6	4		82
\$ 800,000 - 899,999	4	1	2	6	4	6	7	5	6	4	4		49
\$ 900,000 - 999,999	3	2	1	2	3	2	2	6	1	3	1		26
\$ 1,000,000 - and over	4	3	6	4	5	7	4	7	4	4	5		53
Total	319	341	472	520	519	494	491	420	471	430	326		4803





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	9	14	10	7		111
2	124	121	154	190	164	152	135	123	142	124	91		1520
3	138	153	226	233	240	236	238	204	217	215	155		2255
4	46	41	65	73	87	83	89	66	85	63	60		758
5	7	15	13	10	11	12	16	13	11	14	12		134
6+		4		1	3	2	3	5	2	4	1		25
Total	319	341	472	520	519	494	491	420	471	430	326		4803

Sales by Bathroom Count

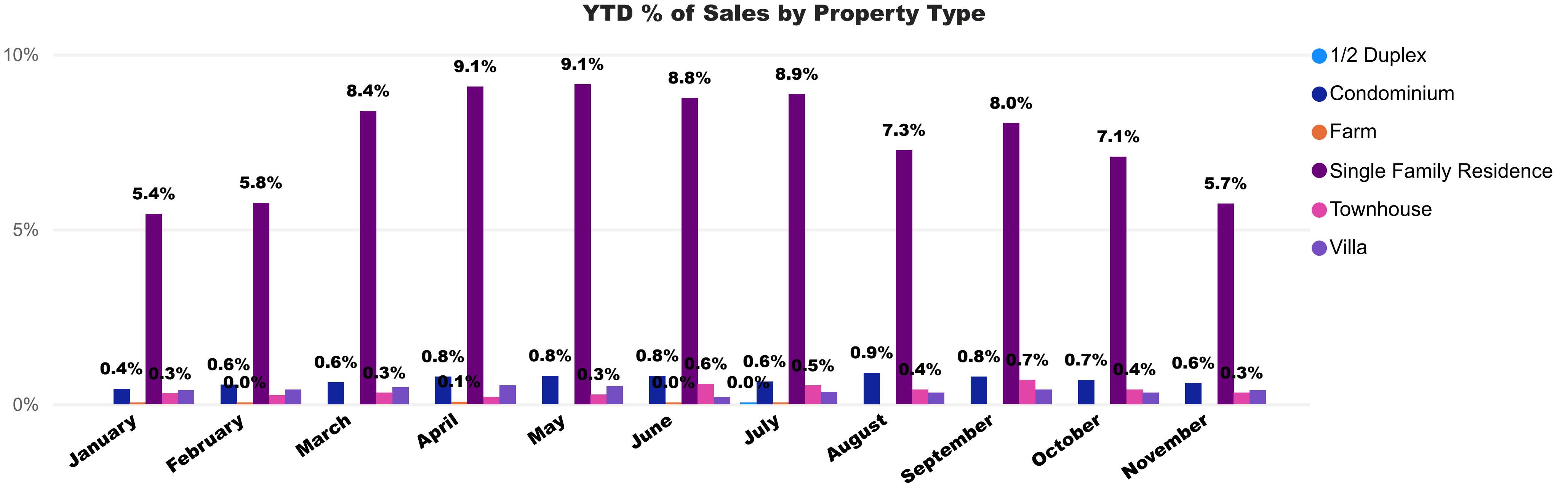
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38	38	41	34	27	33	23	19		357
2	231	228	326	387	373	336	321	302	313	297	224		3338
3	55	71	84	84	95	94	116	70	103	98	70		940
4	8	7	7	9	8	17	20	16	19	11	7		129
5	2	3	5	1	4	5		4	2		5		31
6+		1		1	1	1		1	1	1	1		8
Total	319	341	472	520	519	494	491	420	471	430	326		4803



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	39	34	30	26		331
Farm	1	1		3		2	1						8
Single Family Residence	236	250	364	394	397	380	385	315	349	307	249		3626
Townhouse	13	11	14	9	12	25	23	18	30	18	14		187
Villa	17	18	21	23	22	9	15	14	18	14	17		188
Total	286	304	426	463	466	451	454	386	431	369	306		4342





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999	2	1%	42,450	41,950	99%	122	
\$ 50,000 - 59,999	1	0%	58,500	53,000	91%	209	
\$ 60,000 - 69,999	1	0%	69,000	67,000	97%	38	3
\$ 70,000 - 79,999							2
\$ 80,000 - 89,999	2	1%	112,500	86,250	77%	77	6
\$ 90,000 - 99,999	2	1%	127,500	91,500	72%	27	15
\$ 100,000 - 119,999	6	2%	117,250	109,567	93%	82	29
\$ 120,000 - 139,999	10	3%	135,260	127,590	94%	67	44
\$ 140,000 - 159,999	7	2%	146,000	145,643	100%	24	44
\$ 160,000 - 179,999	7	2%	184,686	169,857	92%	83	52
\$ 180,000 - 199,999	7	2%	198,400	189,986	96%	67	56
\$ 200,000 - 249,999	36	12%	231,508	222,481	96%	69	179
\$ 250,000 - 299,999	51	17%	276,793	272,099	98%	54	283
\$ 300,000 - 349,999	59	19%	332,369	323,805	97%	62	254
\$ 350,000 - 399,999	33	11%	382,739	374,812	98%	60	241
\$ 400,000 - 499,999	35	11%	461,211	450,087	98%	67	252
\$ 500,000 - 599,999	24	8%	554,974	538,256	97%	78	149
\$ 600,000 - 699,999	9	3%	677,478	648,067	96%	113	107
\$ 700,000 - 799,999	4	1%	759,750	739,500	97%	86	60
\$ 800,000 - 899,999	4	1%	918,475	860,000	94%	56	37
\$ 900,000 - 999,999	1	0%	1,140,000	977,500	86%	31	30
\$ 1,000,000 - and over	5	2%	1,799,980	1,635,600	91%	73	75
Total	306	100%	371,094	357,673	96%	66	1918

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	39	0.81%	42,015	34,501	82%	75	
\$ 50,000 - 59,999	14	0.29%	65,221	53,907	83%	70	
\$ 60,000 - 69,999	22	0.46%	81,750	64,023	78%	69	3
\$ 70,000 - 79,999	24	0.50%	82,037	73,171	89%	53	2
\$ 80,000 - 89,999	32	0.67%	100,150	83,626	84%	98	6
\$ 90,000 - 99,999	34	0.71%	109,438	93,086	85%	51	15
\$ 100,000 - 119,999	88	1.83%	123,209	109,168	89%	78	29
\$ 120,000 - 139,999	152	3.16%	140,625	129,238	92%	79	44
\$ 140,000 - 159,999	143	2.98%	158,146	148,767	94%	65	44
\$ 160,000 - 179,999	185	3.85%	180,832	169,144	94%	65	52
\$ 180,000 - 199,999	152	3.16%	199,586	189,485	95%	65	56
\$ 200,000 - 249,999	659	13.72%	234,075	225,221	96%	66	179
\$ 250,000 - 299,999	800	16.66%	279,831	274,218	98%	62	283
\$ 300,000 - 349,999	706	14.70%	332,116	323,999	98%	62	254
\$ 350,000 - 399,999	536	11.16%	380,564	372,339	98%	57	241
\$ 400,000 - 499,999	574	11.95%	452,102	441,995	98%	59	252
\$ 500,000 - 599,999	281	5.85%	553,587	540,563	98%	64	149
\$ 600,000 - 699,999	152	3.16%	663,054	645,092	97%	67	107
\$ 700,000 - 799,999	82	1.71%	776,141	746,779	96%	68	60
\$ 800,000 - 899,999	49	1.02%	873,901	841,870	96%	86	37
\$ 900,000 - 999,999	26	0.54%	1,009,880	943,673	93%	49	30
\$ 1,000,000 - and over	53	1.10%	1,534,258	1,434,736	94%	83	75
Total	4803	100.00%	349,434	338,238	97%	64	1918

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.

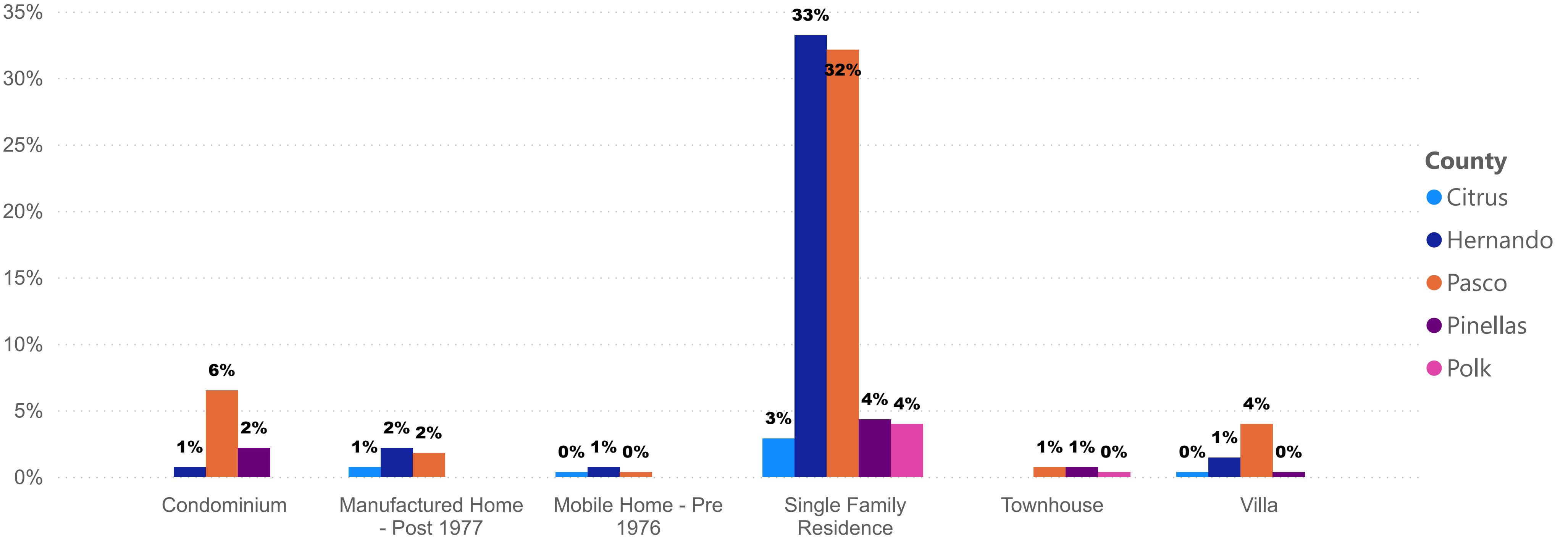
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	348,270	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	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	1804	6.31
02/28/2025	304	366,875	354,551	97%	75	1886	6.20
03/31/2025	426	360,633	349,851	97%	68	1946	4.57
04/30/2025	463	350,582	339,961	97%	72	1998	4.32
05/31/2025	466	364,774	355,364	97%	69	1969	4.23
06/30/2025	451	373,991	362,421	97%	66	2018	4.47
07/31/2025	454	372,603	362,444	97%	68	2001	4.41
08/31/2025	386	363,670	350,577	96%	70	1909	4.95
09/30/2025	431	366,242	354,170	97%	82	1899	4.41
10/31/2025	369	382,960	371,761	97%	77	1954	5.30
11/30/2025	306	371,094	357,673	96%	77	1918	6.27

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
Condominium		1%	6%	2%		9%
Manufactured Home - Post 1977	1%	2%	2%			5%
Mobile Home - Pre 1976	0%	1%	0%			1%
Single Family Residence	3%	33%	32%	4%	4%	77%
Townhouse			1%	1%	0%	2%
Villa	0%	1%	4%	0%		6%
Total	4%	38%	45%	8%	4%	100%



Board/Association: State Month Year
▲
West Pasco FL November 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				
\$ 80,000 - 89,999		1		1
\$ 90,000 - 99,999	2			2
\$ 100,000 - 119,999		2		2
\$ 120,000 - 139,999	2			2
\$ 140,000 - 159,999	3	1		4
\$ 160,000 - 179,999	3	1		4
\$ 180,000 - 199,999	5			5
\$ 200,000 - 249,999	22	12		34
\$ 250,000 - 299,999	14	28	6	48
\$ 300,000 - 349,999	5	40	10	55
\$ 350,000 - 399,999	2	18	6	26
\$ 400,000 - 499,999	3	14	18	35
\$ 500,000 - 599,999	1	11	12	24
\$ 600,000 - 699,999		5	4	9
\$ 700,000 - 799,999			4	4
\$ 800,000 - 899,999		1	3	4
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over			5	5
Total	63	134	69	266

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	1			1
\$ 60,000 - 69,999	1			1
\$ 70,000 - 79,999				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	4			4
\$ 120,000 - 139,999	8			8
\$ 140,000 - 159,999	3			3
\$ 160,000 - 179,999	3			3
\$ 180,000 - 199,999	2			2
\$ 200,000 - 249,999	1	1		2
\$ 250,000 - 299,999	1	2		3
\$ 300,000 - 349,999		4		4
\$ 350,000 - 399,999	1	3	3	7
\$ 400,000 - 499,999				
\$ 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	27	10	3	40

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	1
\$ 80,000 - 89,999		6
\$ 90,000 - 99,999	4	11
\$ 100,000 - 119,999	3	24
\$ 120,000 - 139,999	1	40
\$ 140,000 - 159,999	3	37
\$ 160,000 - 179,999	15	35
\$ 180,000 - 199,999	31	25
\$ 200,000 - 249,999	134	40
\$ 250,000 - 299,999	205	57
\$ 300,000 - 349,999	216	29
\$ 350,000 - 399,999	200	30
\$ 400,000 - 499,999	233	16
\$ 500,000 - 599,999	143	7
\$ 600,000 - 699,999	103	8
\$ 700,000 - 799,999	53	5
\$ 800,000 - 899,999	33	
\$ 900,000 - 999,999	26	
\$ 1,000,000 - and over	67	1
Total	1471	374

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	1	
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	1	
\$ 100,000 - 119,999		4
\$ 120,000 - 139,999	2	9
\$ 140,000 - 159,999	5	8
\$ 160,000 - 179,999	6	1
\$ 180,000 - 199,999	12	1
\$ 200,000 - 249,999	45	8
\$ 250,000 - 299,999	89	11
\$ 300,000 - 349,999	74	25
\$ 350,000 - 399,999	63	6
\$ 400,000 - 499,999	74	9
\$ 500,000 - 599,999	45	2
\$ 600,000 - 699,999	19	3
\$ 700,000 - 799,999	4	1
\$ 800,000 - 899,999	5	
\$ 900,000 - 999,999	7	
\$ 1,000,000 - and over	10	
Total	463	91

Time On Market Sort	M-SF	M-Condo
0 - 30	111	15
31-60	53	5
61-90	34	3
91-120	28	3
121-over	40	14
Total	266	40

