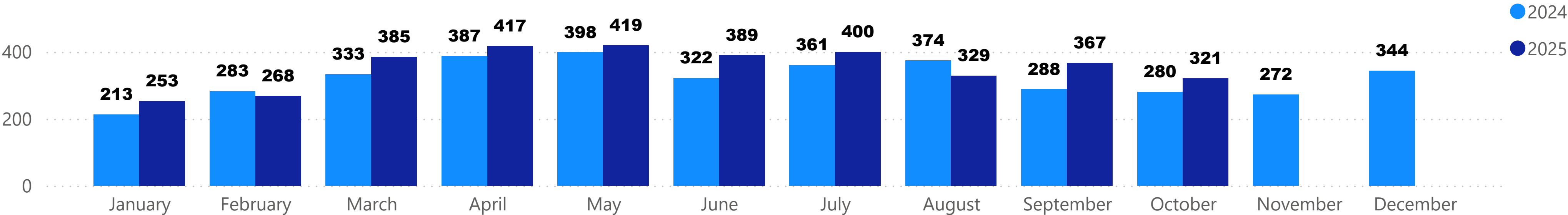




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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					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				3
\$ 90,000 - 99,999	1	2		2	1	2	1	1		1			11
\$ 100,000 - 119,999	2	1	1	1	3	4	3			1			16
\$ 120,000 - 139,999	5	1	2	8	3	1	6	8	3	3			40
\$ 140,000 - 159,999	7	4	5	7	4	5	5	8	2	6			53
\$ 160,000 - 179,999	5	7	10	6	5	13	12	7	11	7			83
\$ 180,000 - 199,999	5	10	8	15	10	12	13	7	6	6			92
\$ 200,000 - 249,999	47	37	62	55	57	51	41	40	57	34			481
\$ 250,000 - 299,999	45	58	66	86	81	56	66	60	66	57			641
\$ 300,000 - 349,999	37	40	61	67	72	66	62	49	68	46			568
\$ 350,000 - 399,999	25	26	48	62	61	54	45	48	45	43			457
\$ 400,000 - 499,999	35	39	62	52	61	54	68	50	43	47			511
\$ 500,000 - 599,999	18	18	27	26	22	28	38	16	28	30			251
\$ 600,000 - 699,999	5	11	9	12	20	15	16	16	16	21			141
\$ 700,000 - 799,999	5	8	11	6	6	11	11	1	10	6			75
\$ 800,000 - 899,999	4		2	6	4	6	6	5	6	4			43
\$ 900,000 - 999,999	2	2	1	2	3	1	2	6	1	3			23
\$ 1,000,000 - and over	3	3	6	3	5	7	4	6	4	4			45
Total	253	268	385	417	419	389	400	329	367	321			3548

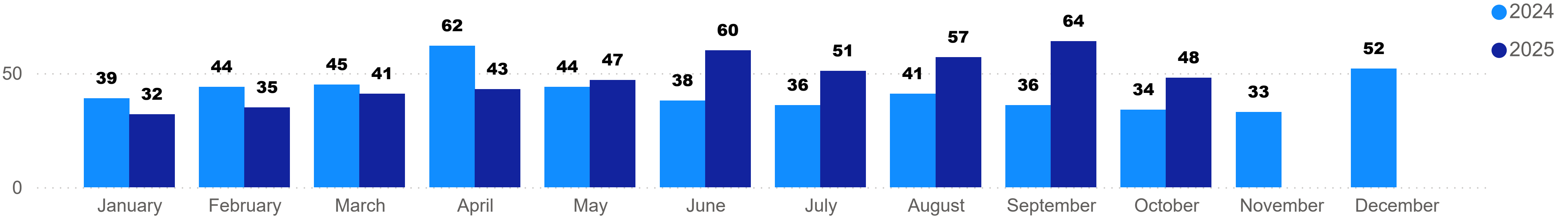




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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					8
\$ 50,000 - 59,999				1	2								3
\$ 60,000 - 69,999		2			1	2	1			1			7
\$ 70,000 - 79,999		1			1	1			1				4
\$ 80,000 - 89,999			1	1	1		3	1	1				8
\$ 90,000 - 99,999				2			2	1					5
\$ 100,000 - 119,999	1	2	6	3	6	6	4	5	7	1			41
\$ 120,000 - 139,999	1	4	3	5	5	4	4	8	6	7			47
\$ 140,000 - 159,999	1	4	5	6	6	6	2	8	4	3			45
\$ 160,000 - 179,999	7	4	4	4	3	3	7	3	6	5			46
\$ 180,000 - 199,999	1			4	3	3		1	4	1			17
\$ 200,000 - 249,999	8	3	7	7	5	11	5	8	8	8			70
\$ 250,000 - 299,999	5	4	5	2	5	5	5	10	6	7			54
\$ 300,000 - 349,999	3	6	3	3	4	7	9	6	11	5			57
\$ 350,000 - 399,999	2	1	5	2	1	4	5	2	8	7			37
\$ 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			478

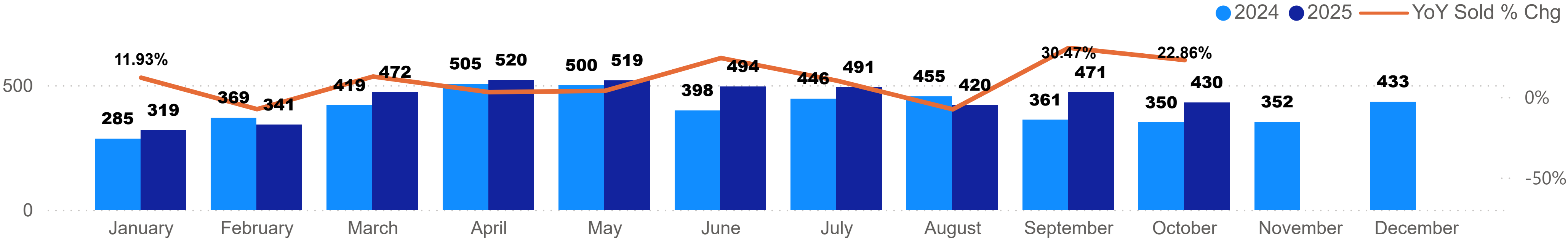




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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			36
\$ 50,000 - 59,999	3		2	2	4			1		1			13
\$ 60,000 - 69,999	2	3	2	1	2	2	2	2	3	1			20
\$ 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				30
\$ 90,000 - 99,999	2	4	4	5	2	2	4	2	1	5			31
\$ 100,000 - 119,999	7	7	8	5	10	11	8	7	10	6			79
\$ 120,000 - 139,999	10	7	16	20	11	13	13	17	14	18			139
\$ 140,000 - 159,999	10	11	12	18	22	12	11	20	7	12			135
\$ 160,000 - 179,999	15	17	17	15	13	21	22	14	25	18			177
\$ 180,000 - 199,999	8	15	13	22	16	20	16	10	11	10			141
\$ 200,000 - 249,999	56	43	75	71	71	69	57	50	70	58			620
\$ 250,000 - 299,999	52	65	74	95	96	65	76	75	77	72			747
\$ 300,000 - 349,999	41	47	64	73	78	78	74	57	81	54			647
\$ 350,000 - 399,999	29	28	53	65	62	59	50	53	54	50			503
\$ 400,000 - 499,999	36	40	62	53	64	62	71	55	45	51			539
\$ 500,000 - 599,999	18	19	29	28	22	29	38	16	28	30			257
\$ 600,000 - 699,999	5	11	9	12	21	15	17	16	16	21			143
\$ 700,000 - 799,999	5	9	11	6	6	11	11	2	11	6			78
\$ 800,000 - 899,999	4	1	2	6	4	6	7	5	6	4			45
\$ 900,000 - 999,999	3	2	1	2	3	2	2	6	1	3			25
\$ 1,000,000 - and over	4	3	6	4	5	7	4	7	4	4			48
Total	319	341	472	520	519	494	491	420	471	430			4477



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			104
2	124	121	154	190	164	152	135	123	142	124			1429
3	138	153	226	233	240	236	238	204	217	215			2100
4	46	41	65	73	87	83	89	66	85	63			698
5	7	15	13	10	11	12	16	13	11	14			122
6+		4		1	3	2	3	5	2	4			24
Total	319	341	472	520	519	494	491	420	471	430			4477

Sales by Bathroom Count

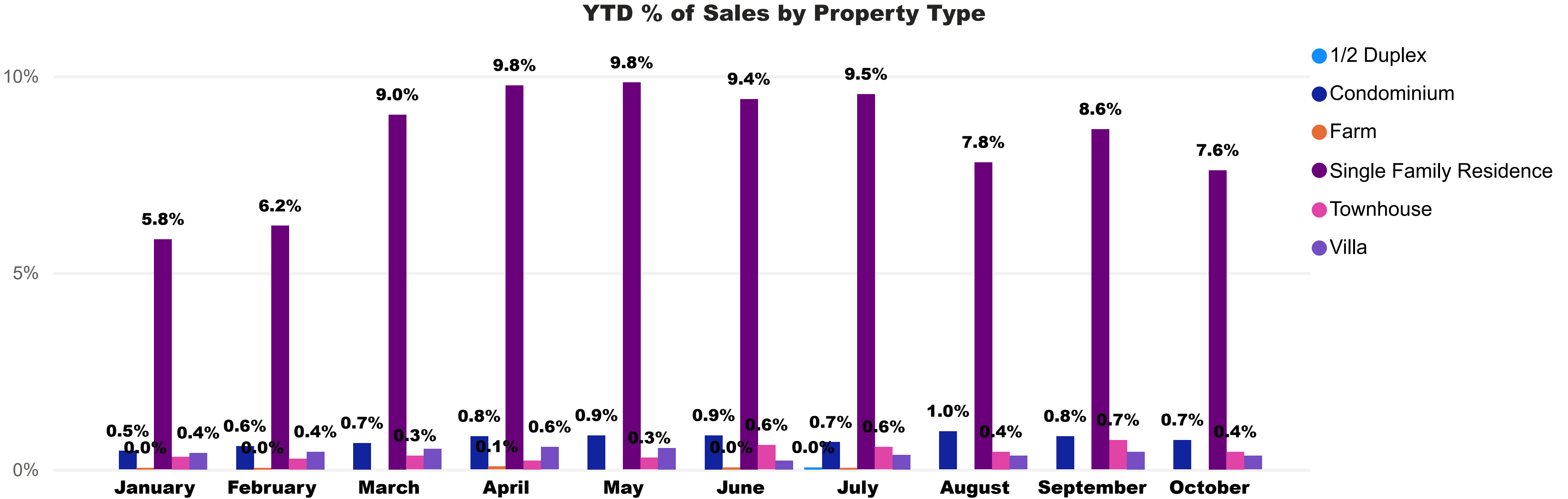
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38	38	41	34	27	33	23			338
2	231	228	326	387	373	336	321	302	313	297			3114
3	55	71	84	84	95	94	116	70	103	98			870
4	8	7	7	9	8	17	20	16	19	11			122
5	2	3	5	1	4	5		4	2				26
6+		1		1	1	1		1	1	1			7
Total	319	341	472	520	519	494	491	420	471	430			4477



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			305
Farm	1	1		3		2	1						8
Single Family Residence	236	250	364	394	397	380	385	315	349	307			3377
Townhouse	13	11	14	9	12	25	23	18	30	18			173
Villa	17	18	21	23	22	9	15	14	18	14			171
Total	286	304	426	463	466	451	454	386	431	369			4036





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							2
\$ 50,000 - 59,999							
\$ 60,000 - 69,999	1	0%	69,900	60,000	86%	93	3
\$ 70,000 - 79,999	2	1%	79,950	71,000	89%	12	3
\$ 80,000 - 89,999							3
\$ 90,000 - 99,999	1	0%	130,000	98,000	75%	287	14
\$ 100,000 - 119,999	2	1%	122,200	105,000	86%	69	26
\$ 120,000 - 139,999	10	3%	140,370	129,590	92%	135	46
\$ 140,000 - 159,999	9	2%	157,744	150,533	95%	103	49
\$ 160,000 - 179,999	12	3%	175,292	166,785	95%	56	45
\$ 180,000 - 199,999	7	2%	204,229	193,471	95%	110	59
\$ 200,000 - 249,999	42	11%	228,760	220,734	96%	67	206
\$ 250,000 - 299,999	64	17%	279,997	272,817	97%	68	254
\$ 300,000 - 349,999	51	14%	332,587	326,477	98%	62	250
\$ 350,000 - 399,999	50	14%	373,706	368,535	99%	55	237
\$ 400,000 - 499,999	50	14%	453,741	441,763	97%	59	268
\$ 500,000 - 599,999	30	8%	552,591	537,937	97%	58	157
\$ 600,000 - 699,999	21	6%	664,910	641,238	96%	78	104
\$ 700,000 - 799,999	6	2%	761,733	742,333	97%	91	54
\$ 800,000 - 899,999	4	1%	882,125	848,500	96%	100	29
\$ 900,000 - 999,999	3	1%	985,000	950,000	96%	34	28
\$ 1,000,000 - and over	4	1%	1,723,725	1,616,250	94%	113	78
Total	369	100%	382,960	371,761	97%	68	1915

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	36	0.80%	42,464	34,545	81%	74	2
\$ 50,000 - 59,999	13	0.29%	65,738	53,977	82%	59	
\$ 60,000 - 69,999	20	0.45%	83,225	63,825	77%	72	3
\$ 70,000 - 79,999	24	0.54%	82,037	73,171	89%	53	3
\$ 80,000 - 89,999	30	0.67%	99,327	83,451	84%	100	3
\$ 90,000 - 99,999	31	0.69%	108,742	93,288	86%	52	14
\$ 100,000 - 119,999	79	1.76%	123,595	109,486	89%	78	26
\$ 120,000 - 139,999	139	3.10%	140,883	129,384	92%	80	46
\$ 140,000 - 159,999	135	3.02%	158,818	148,920	94%	67	49
\$ 160,000 - 179,999	177	3.95%	180,690	169,139	94%	65	45
\$ 180,000 - 199,999	141	3.15%	199,957	189,504	95%	67	59
\$ 200,000 - 249,999	620	13.85%	234,227	225,418	96%	66	206
\$ 250,000 - 299,999	747	16.69%	280,076	274,380	98%	63	254
\$ 300,000 - 349,999	647	14.45%	332,093	324,016	98%	62	250
\$ 350,000 - 399,999	503	11.24%	380,421	372,177	98%	57	237
\$ 400,000 - 499,999	539	12.04%	451,510	441,469	98%	58	268
\$ 500,000 - 599,999	257	5.74%	553,457	540,778	98%	63	157
\$ 600,000 - 699,999	143	3.19%	662,146	644,905	97%	64	104
\$ 700,000 - 799,999	78	1.74%	776,982	747,152	96%	67	54
\$ 800,000 - 899,999	45	1.01%	869,938	840,258	97%	88	29
\$ 900,000 - 999,999	25	0.56%	1,004,676	942,320	94%	50	28
\$ 1,000,000 - and over	48	1.07%	1,506,579	1,413,813	94%	84	78
Total	4477	100.00%	348,773	337,726	97%	64	1915

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.

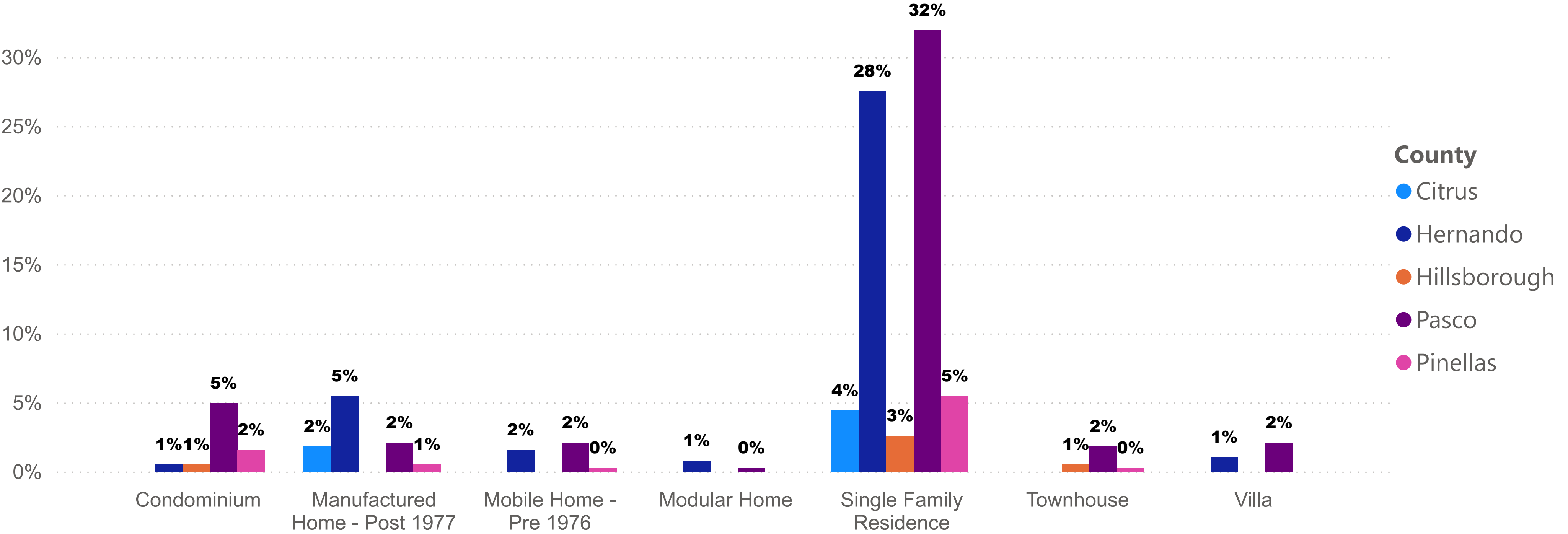
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	348,270	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	1803	6.30
02/28/2025	304	366,875	354,551	97%	75	1885	6.20
03/31/2025	426	360,633	349,851	97%	68	1945	4.57
04/30/2025	463	350,582	339,961	97%	72	1997	4.31
05/31/2025	466	364,774	355,364	97%	69	1966	4.22
06/30/2025	451	373,991	362,421	97%	66	2009	4.45
07/31/2025	454	372,603	362,444	97%	68	1990	4.38
08/31/2025	386	363,670	350,577	96%	70	1892	4.90
09/30/2025	431	366,242	354,170	97%	82	1878	4.36
10/31/2025	369	382,960	371,761	97%	77	1915	5.19

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%	1%	5%	2%	8%
Manufactured Home - Post 1977	2%	5%		2%	1%	10%
Mobile Home - Pre 1976		2%		2%	0%	4%
Modular Home		1%		0%		1%
Single Family Residence	4%	28%	3%	32%	5%	72%
Townhouse			1%	2%	0%	3%
Villa		1%		2%		3%
Total	6%	37%	4%	45%	8%	100%



Board/Association: State Month Year
▲
West Pasco FL October 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				
\$ 70,000 - 79,999	2			2
\$ 80,000 - 89,999				
\$ 90,000 - 99,999	1			1
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	2		1	3
\$ 140,000 - 159,999	5	1		6
\$ 160,000 - 179,999	5	1	1	7
\$ 180,000 - 199,999	4	2		6
\$ 200,000 - 249,999	21	13		34
\$ 250,000 - 299,999	20	36	1	57
\$ 300,000 - 349,999	9	32	5	46
\$ 350,000 - 399,999	3	28	12	43
\$ 400,000 - 499,999	5	23	19	47
\$ 500,000 - 599,999	1	15	14	30
\$ 600,000 - 699,999	1	10	10	21
\$ 700,000 - 799,999		1	5	6
\$ 800,000 - 899,999		2	2	4
\$ 900,000 - 999,999		1	2	3
\$ 1,000,000 - and over		2	2	4
Total	80	167	74	321

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				
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	1			1
\$ 120,000 - 139,999	6	1		7
\$ 140,000 - 159,999	3			3
\$ 160,000 - 179,999	5			5
\$ 180,000 - 199,999	1			1
\$ 200,000 - 249,999	6	2		8
\$ 250,000 - 299,999	3	4		7
\$ 300,000 - 349,999	1	4		5
\$ 350,000 - 399,999		6	1	7
\$ 400,000 - 499,999	1	2		3
\$ 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	28	19	1	48

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		2
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		3
\$ 70,000 - 79,999	1	2
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	2	8
\$ 100,000 - 119,999	2	23
\$ 120,000 - 139,999		41
\$ 140,000 - 159,999	7	39
\$ 160,000 - 179,999	9	35
\$ 180,000 - 199,999	36	22
\$ 200,000 - 249,999	127	44
\$ 250,000 - 299,999	209	46
\$ 300,000 - 349,999	214	33
\$ 350,000 - 399,999	194	31
\$ 400,000 - 499,999	245	18
\$ 500,000 - 599,999	144	5
\$ 600,000 - 699,999	98	8
\$ 700,000 - 799,999	51	5
\$ 800,000 - 899,999	28	
\$ 900,000 - 999,999	30	
\$ 1,000,000 - and over	72	1
Total	1469	370

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999	1	
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999	2	1
\$ 100,000 - 119,999	4	3
\$ 120,000 - 139,999	4	12
\$ 140,000 - 159,999	4	5
\$ 160,000 - 179,999	6	3
\$ 180,000 - 199,999	13	2
\$ 200,000 - 249,999	66	8
\$ 250,000 - 299,999	86	12
\$ 300,000 - 349,999	82	23
\$ 350,000 - 399,999	66	9
\$ 400,000 - 499,999	65	7
\$ 500,000 - 599,999	58	2
\$ 600,000 - 699,999	19	3
\$ 700,000 - 799,999	10	1
\$ 800,000 - 899,999	3	
\$ 900,000 - 999,999	2	
\$ 1,000,000 - and over	7	
Total	499	93

Time On Market Sort	M-SF	M-Condo
0 - 30	139	13
31-60	58	4
61-90	38	6
91-120	29	6
121-over	57	19
Total	321	48

