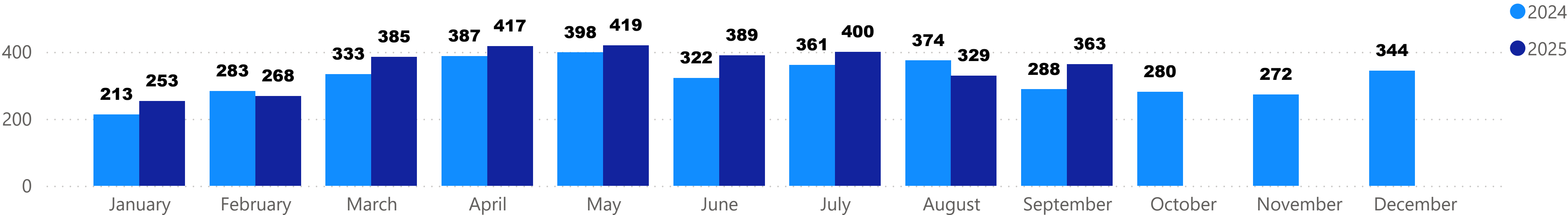




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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							4
\$ 80,000 - 89,999	1					1			1				3
\$ 90,000 - 99,999	1	2		2	1	2	1	1					10
\$ 100,000 - 119,999	2	1	1	1	3	4	3						15
\$ 120,000 - 139,999	5	1	2	8	3	1	6	8	3				37
\$ 140,000 - 159,999	7	4	5	7	4	5	5	8	2				47
\$ 160,000 - 179,999	5	7	10	6	5	13	12	7	11				76
\$ 180,000 - 199,999	5	10	8	15	10	12	13	7	5				85
\$ 200,000 - 249,999	47	37	62	55	57	51	41	40	56				446
\$ 250,000 - 299,999	45	58	66	86	81	56	66	60	66				584
\$ 300,000 - 349,999	37	40	61	67	72	66	62	49	68				522
\$ 350,000 - 399,999	25	26	48	62	61	54	45	48	44				413
\$ 400,000 - 499,999	35	39	62	52	61	54	68	50	42				463
\$ 500,000 - 599,999	18	18	27	26	22	28	38	16	28				221
\$ 600,000 - 699,999	5	11	9	12	20	15	16	16	16				120
\$ 700,000 - 799,999	5	8	11	6	6	11	11	1	10				69
\$ 800,000 - 899,999	4		2	6	4	6	6	5	6				39
\$ 900,000 - 999,999	2	2	1	2	3	1	2	6	1				20
\$ 1,000,000 - and over	3	3	6	3	5	7	4	6	4				41
Total	253	268	385	417	419	389	400	329	363				3223

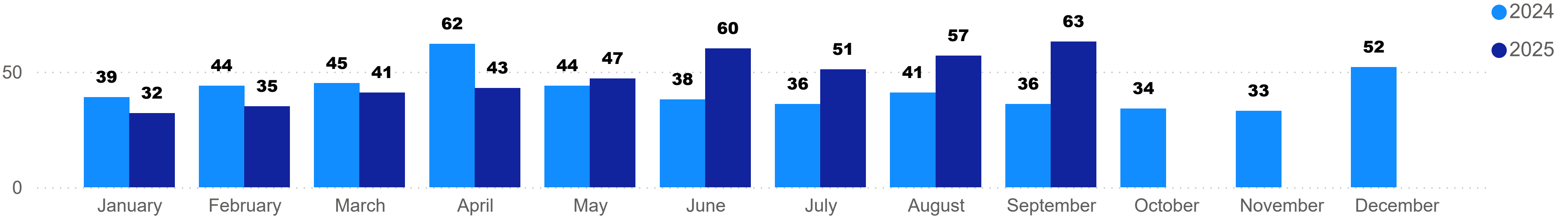




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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						6
\$ 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				40
\$ 120,000 - 139,999	1	4	3	5	5	4	4	8	6				40
\$ 140,000 - 159,999	1	4	5	6	6	6	2	8	4				42
\$ 160,000 - 179,999	7	4	4	4	3	3	7	3	6				41
\$ 180,000 - 199,999	1			4	3	3		1	4				16
\$ 200,000 - 249,999	8	3	7	7	5	11	5	8	8				62
\$ 250,000 - 299,999	5	4	5	2	5	5	5	10	6				47
\$ 300,000 - 349,999	3	6	3	3	4	7	9	6	10				51
\$ 350,000 - 399,999	2	1	5	2	1	4	5	2	8				30
\$ 400,000 - 499,999	1			1	2	5	3	3	1				16
\$ 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	63				429

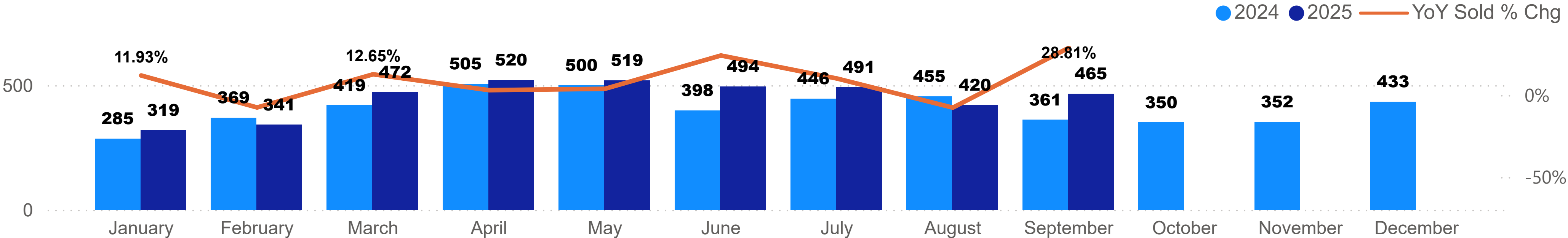




West Pasco Board of REALTORS®
Monthly Sales Trend Indicator 2025

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				35
\$ 50,000 - 59,999	3		2	2	4			1					12
\$ 60,000 - 69,999	2	3	2	1	2	2	2	2	3				19
\$ 70,000 - 79,999		5	4	1	3	2	1		3				19
\$ 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				26
\$ 100,000 - 119,999	7	7	8	5	10	11	8	7	10				73
\$ 120,000 - 139,999	10	7	16	20	11	13	13	17	14				121
\$ 140,000 - 159,999	10	11	12	18	22	12	11	20	7				123
\$ 160,000 - 179,999	15	17	17	15	13	21	22	14	25				159
\$ 180,000 - 199,999	8	15	13	22	16	20	16	10	10				130
\$ 200,000 - 249,999	56	43	75	71	71	69	57	50	69				561
\$ 250,000 - 299,999	52	65	74	95	96	65	76	75	77				675
\$ 300,000 - 349,999	41	47	64	73	78	78	74	57	80				592
\$ 350,000 - 399,999	29	28	53	65	62	59	50	53	52				451
\$ 400,000 - 499,999	36	40	62	53	64	62	71	55	44				487
\$ 500,000 - 599,999	18	19	29	28	22	29	38	16	28				227
\$ 600,000 - 699,999	5	11	9	12	21	15	17	16	16				122
\$ 700,000 - 799,999	5	9	11	6	6	11	11	2	11				72
\$ 800,000 - 899,999	4	1	2	6	4	6	7	5	6				41
\$ 900,000 - 999,999	3	2	1	2	3	2	2	6	1				22
\$ 1,000,000 - and over	4	3	6	4	5	7	4	7	4				44
Total	319	341	472	520	519	494	491	420	465				4041





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				94
2	124	121	154	190	164	152	135	123	139				1302
3	138	153	226	233	240	236	238	204	215				1883
4	46	41	65	73	87	83	89	66	85				635
5	7	15	13	10	11	12	16	13	10				107
6+		4		1	3	2	3	5	2				20
Total	319	341	472	520	519	494	491	420	465				4041

Sales by Bathroom Count

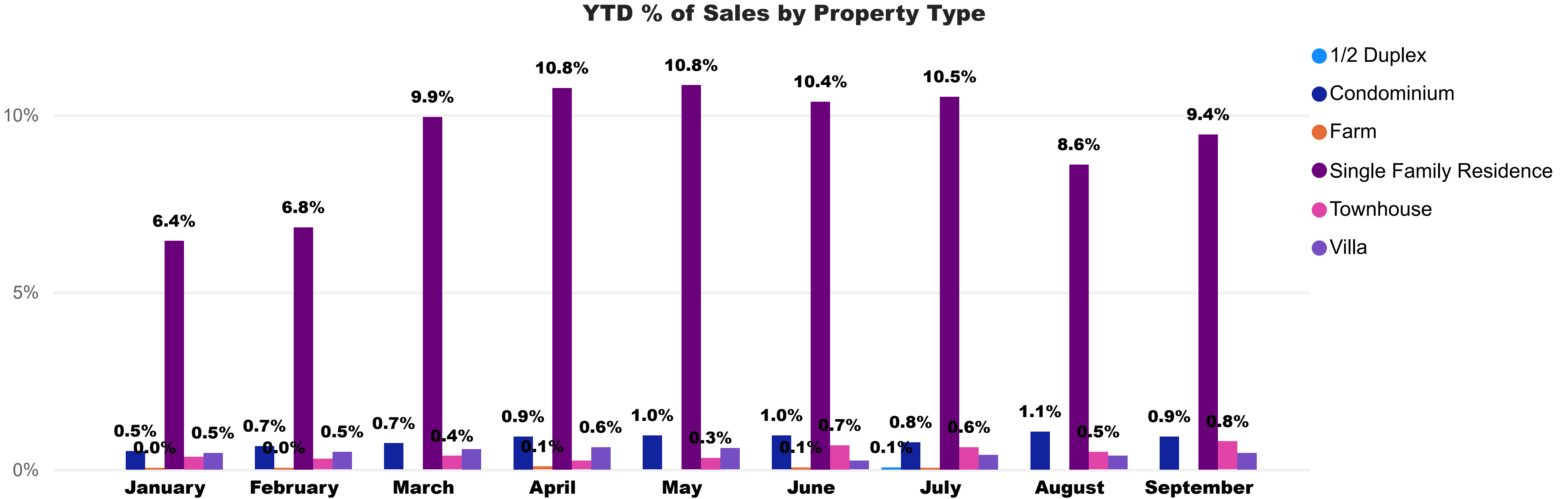
Bathrooms	January	February	March	April	May	June	July	August	September	October	November	December	Total
1	23	31	50	38	38	41	34	27	33				315
2	231	228	326	387	373	336	321	302	309				2813
3	55	71	84	84	95	94	116	70	101				770
4	8	7	7	9	8	17	20	16	19				111
5	2	3	5	1	4	5		4	2				26
6+		1		1	1	1		1	1				6
Total	319	341	472	520	519	494	491	420	465				4041



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				275
Farm	1	1		3		2	1						8
Single Family Residence	236	250	364	394	397	380	385	315	346				3067
Townhouse	13	11	14	9	12	25	23	18	29				154
Villa	17	18	21	23	22	9	15	14	17				156
Total	286	304	426	463	466	451	454	386	426				3662





West Pasco Board of REALTORS®

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

Price Range	Sold Units	Market Share	Average List Price	Average Sale Price	% List to Sell	Avg DOM	Inventory
\$ 1 - 49,999							4
\$ 50,000 - 59,999							1
\$ 60,000 - 69,999							2
\$ 70,000 - 79,999	1	0%	80,000	70,000	88%	140	3
\$ 80,000 - 89,999	2	0%	92,450	85,500	92%	74	2
\$ 90,000 - 99,999							7
\$ 100,000 - 119,999	7	2%	117,255	109,986	94%	105	26
\$ 120,000 - 139,999	9	2%	139,978	128,833	92%	135	45
\$ 140,000 - 159,999	6	1%	158,150	146,133	92%	86	44
\$ 160,000 - 179,999	17	4%	183,093	169,694	93%	79	47
\$ 180,000 - 199,999	9	2%	201,655	192,222	95%	32	50
\$ 200,000 - 249,999	64	15%	237,639	227,451	96%	82	190
\$ 250,000 - 299,999	72	17%	285,630	275,483	96%	64	272
\$ 300,000 - 349,999	78	18%	331,717	325,100	98%	56	250
\$ 350,000 - 399,999	52	12%	383,192	374,982	98%	54	232
\$ 400,000 - 499,999	43	10%	450,706	441,793	98%	71	249
\$ 500,000 - 599,999	28	7%	555,866	541,203	97%	60	158
\$ 600,000 - 699,999	16	4%	673,827	646,692	96%	83	97
\$ 700,000 - 799,999	11	3%	777,809	742,864	96%	62	58
\$ 800,000 - 899,999	6	1%	872,983	836,250	96%	122	32
\$ 900,000 - 999,999	1	0%	985,000	985,000	100%	10	23
\$ 1,000,000 - and over	4	1%	1,496,000	1,388,500	93%	34	64
Total	426	100%	366,865	354,780	97%	68	1856

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	35	0.87%	41,991	34,247	82%	74	4
\$ 50,000 - 59,999	12	0.30%	65,383	54,208	83%	43	1
\$ 60,000 - 69,999	19	0.47%	83,926	64,026	76%	71	2
\$ 70,000 - 79,999	19	0.47%	81,578	72,847	89%	63	3
\$ 80,000 - 89,999	30	0.74%	99,327	83,451	84%	100	2
\$ 90,000 - 99,999	26	0.64%	108,862	93,209	86%	37	7
\$ 100,000 - 119,999	73	1.81%	123,696	109,621	89%	80	26
\$ 120,000 - 139,999	121	2.99%	140,874	129,351	92%	74	45
\$ 140,000 - 159,999	123	3.04%	158,840	148,857	94%	62	44
\$ 160,000 - 179,999	159	3.93%	181,594	169,514	93%	64	47
\$ 180,000 - 199,999	130	3.22%	199,583	189,375	95%	63	50
\$ 200,000 - 249,999	561	13.88%	234,649	225,799	96%	65	190
\$ 250,000 - 299,999	675	16.70%	280,135	274,574	98%	62	272
\$ 300,000 - 349,999	592	14.65%	332,018	323,813	98%	62	250
\$ 350,000 - 399,999	451	11.16%	381,227	372,639	98%	57	232
\$ 400,000 - 499,999	487	12.05%	451,359	441,572	98%	57	249
\$ 500,000 - 599,999	227	5.62%	553,572	541,153	98%	63	158
\$ 600,000 - 699,999	122	3.02%	661,670	645,537	98%	61	97
\$ 700,000 - 799,999	72	1.78%	778,253	747,554	96%	65	58
\$ 800,000 - 899,999	41	1.01%	868,750	839,454	97%	87	32
\$ 900,000 - 999,999	22	0.54%	1,007,359	941,273	93%	52	23
\$ 1,000,000 - and over	44	1.09%	1,486,839	1,395,409	94%	81	64
Total	4041	100.00%	348,006	336,964	97%	63	1856

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.

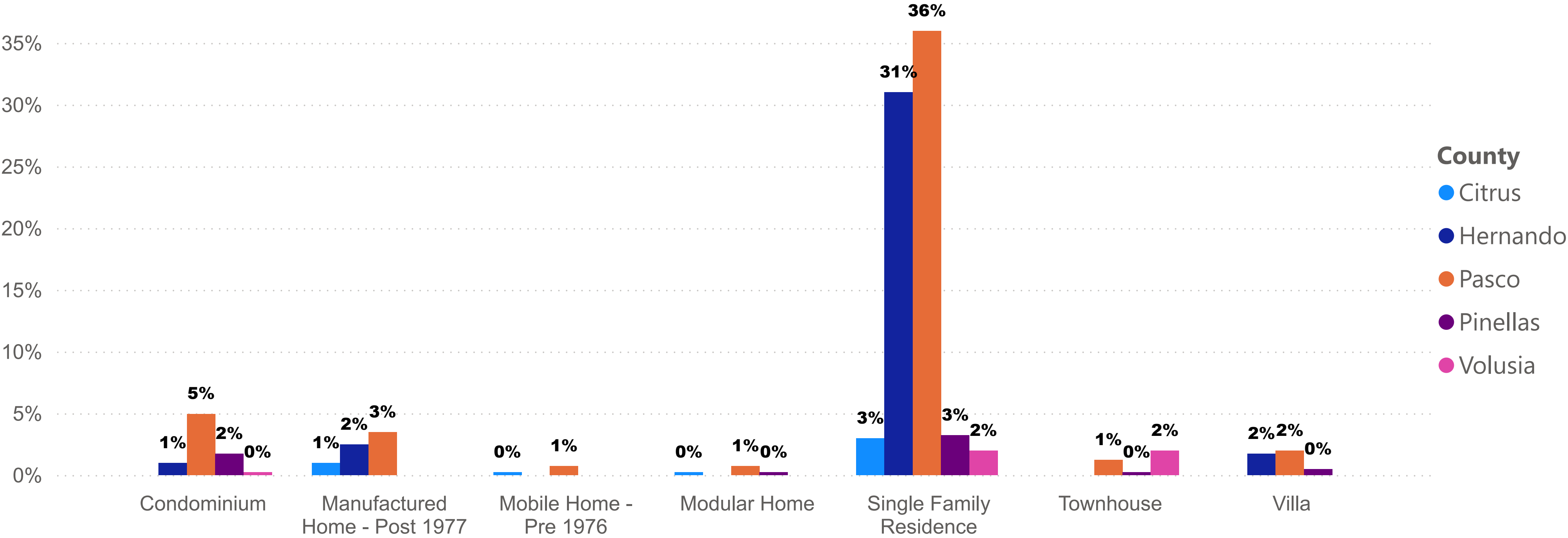
Four Year Sales and Inventory History 2021 - 2025. Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sales Price	% List to Sell	AVG DOM	Inventory	Months Inventory
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	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	1996	4.31
05/31/2025	466	364,774	355,364	97%	69	1967	4.22
06/30/2025	451	373,991	362,421	97%	66	2010	4.46
07/31/2025	454	372,603	362,444	97%	68	1988	4.38
08/31/2025	386	363,670	350,577	96%	70	1884	4.88
09/30/2025	426	366,865	354,780	97%	81	1856	4.36

Top 5 Unit Sales by County and Property Type

* Counties with the same % of Sales maybe Included.

Property Type	Citrus	Hernando	Pasco	Pinellas	Volusia	Total
Condominium		1%	5%	2%	0%	8%
Manufactured Home - Post 1977	1%	2%	3%			7%
Mobile Home - Pre 1976	0%		1%			1%
Modular Home	0%		1%	0%		1%
Single Family Residence	3%	31%	36%	3%	2%	75%
Townhouse			1%	0%	2%	3%
Villa		2%	2%	0%		4%
Total	4%	36%	49%	6%	4%	100%



Board/Association: State Month Year
▲
West Pasco FL September 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				
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999				
\$ 120,000 - 139,999	2	1		3
\$ 140,000 - 159,999	2			2
\$ 160,000 - 179,999	9	2		11
\$ 180,000 - 199,999	2	3		5
\$ 200,000 - 249,999	37	17	2	56
\$ 250,000 - 299,999	24	32	10	66
\$ 300,000 - 349,999	8	53	7	68
\$ 350,000 - 399,999	3	27	14	44
\$ 400,000 - 499,999	1	24	17	42
\$ 500,000 - 599,999	1	10	17	28
\$ 600,000 - 699,999	1	7	8	16
\$ 700,000 - 799,999		3	7	10
\$ 800,000 - 899,999		1	5	6
\$ 900,000 - 999,999			1	1
\$ 1,000,000 - and over	1	1	2	4
Total	92	181	90	363

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				
\$ 70,000 - 79,999	1			1
\$ 80,000 - 89,999	1			1
\$ 90,000 - 99,999				
\$ 100,000 - 119,999	7			7
\$ 120,000 - 139,999	6			6
\$ 140,000 - 159,999	4			4
\$ 160,000 - 179,999	6			6
\$ 180,000 - 199,999	4			4
\$ 200,000 - 249,999	5	3		8
\$ 250,000 - 299,999	1	5		6
\$ 300,000 - 349,999	2	8		10
\$ 350,000 - 399,999	1	5	2	8
\$ 400,000 - 499,999			1	1
\$ 500,000 - 599,999				
\$ 600,000 - 699,999				
\$ 700,000 - 799,999		1		1
\$ 800,000 - 899,999				
\$ 900,000 - 999,999				
\$ 1,000,000 - and over				
Total	38	22	3	63

Active Listings
(Unsold Homes)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999	1	2
\$ 50,000 - 59,999		1
\$ 60,000 - 69,999		2
\$ 70,000 - 79,999	2	2
\$ 80,000 - 89,999		4
\$ 90,000 - 99,999	2	5
\$ 100,000 - 119,999	5	22
\$ 120,000 - 139,999	4	34
\$ 140,000 - 159,999	4	40
\$ 160,000 - 179,999	13	35
\$ 180,000 - 199,999	26	22
\$ 200,000 - 249,999	150	40
\$ 250,000 - 299,999	208	38
\$ 300,000 - 349,999	216	33
\$ 350,000 - 399,999	209	28
\$ 400,000 - 499,999	236	17
\$ 500,000 - 599,999	148	4
\$ 600,000 - 699,999	90	8
\$ 700,000 - 799,999	48	5
\$ 800,000 - 899,999	30	
\$ 900,000 - 999,999	26	
\$ 1,000,000 - and over	66	1
Total	1484	343

Sales Pending
(Under Contract)

Price Range ▲	M-SF	M-Condo
\$ 1 - 49,999		1
\$ 50,000 - 59,999		
\$ 60,000 - 69,999		1
\$ 70,000 - 79,999		
\$ 80,000 - 89,999	1	
\$ 90,000 - 99,999		
\$ 100,000 - 119,999		
\$ 120,000 - 139,999	4	10
\$ 140,000 - 159,999	8	7
\$ 160,000 - 179,999	3	4
\$ 180,000 - 199,999	15	2
\$ 200,000 - 249,999	49	12
\$ 250,000 - 299,999	99	17
\$ 300,000 - 349,999	83	22
\$ 350,000 - 399,999	60	11
\$ 400,000 - 499,999	68	10
\$ 500,000 - 599,999	59	2
\$ 600,000 - 699,999	18	3
\$ 700,000 - 799,999	6	1
\$ 800,000 - 899,999	6	
\$ 900,000 - 999,999	5	
\$ 1,000,000 - and over	10	
Total	494	103

Time On Market Sort	M-SF	M-Condo
0 - 30	149	16
31-60	80	14
61-90	42	6
91-120	26	3
121-over	66	24
Total	363	63

