



**West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011**

Sales by Price Range - Single Family Homes & Villas

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	39	47	79	70	74	65	50	46	63	70	62	52	717	24.30%	28.71%
\$50,000 - 59,999	14	14	24	28	18	17	24	23	19	16	18	19	234	8.88%	9.37%
\$60,000 - 69,999	14	20	16	19	24	22	17	23	15	14	12	17	213	7.94%	8.53%
\$70,000 - 79,999	8	15	13	13	16	14	23	15	19	15	16	14	181	6.54%	7.25%
\$80,000 - 89,999	11	9	13	9	11	8	11	12	16	14	8	10	132	4.67%	5.29%
\$90,000 - 99,999	4	4	14	9	13	9	13	9	8	8	10	14	115	6.54%	4.61%
\$100,000 - 119,999	13	12	18	19	16	13	20	15	13	20	11	21	191	9.81%	7.65%
\$120,000 - 139,999	9	14	23	20	20	17	20	15	23	14	12	19	206	8.88%	8.25%
\$140,000 - 159,999	6	10	18	17	18	11	18	12	8	12	10	12	152	5.61%	6.09%
\$160,000 - 179,999	2	5	14	10	11	9	9	9	9	11	11	13	113	6.07%	4.53%
\$180,000 - 199,999	3	3	4	2	3	2	2	6	5	3	4	8	45	3.74%	1.80%
\$200,000 - 249,999	4	8	11	10	7	12	9	6	9	9	4	6	95	2.80%	3.80%
\$250,000 - 299,999	2	2	5	7	1	6	4	3	2	3	6	4	45	1.87%	1.80%
\$300,000 - 349,999	2	0	2	0	2	3	1	1	4	0	1	1	17	0.47%	0.68%
\$350,000 - 399,999	2	1	0	0	0	1	0	3	1	1	0	3	12	1.40%	0.48%
\$400,000 - 499,999	1	1	2	1	1	2	2	2	1	0	2	0	15	0.00%	0.60%
\$500,000 - 599,999	0	0	1	1	1	0	1	0	1	2	0	0	7	0.00%	0.28%
\$600,000 - 699,999	0	0	1	0	0	2	1	0	0	0	0	1	5	0.47%	0.20%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	0.04%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	1	0	0	0	1	0.00%	0.04%
Current Year	134	165	258	235	236	213	225	201	217	212	187	214	2,497		
Previous Year	134	161	226	215	216	225	165	158	181	154	153	199	2,187		
Change from last month		23.13%	56.36%	-8.91%	0.43%	-9.75%	5.63%	-10.67%	7.96%	-2.30%	-11.79%	14.44%			
Change from last year	0.00%	2.48%	14.16%	9.30%	9.26%	-5.33%	36.36%	27.22%	19.89%	37.66%	22.22%	7.54%			
Current YTD	134	299	557	792	1,028	1,241	1,466	1,667	1,884	2,096	2,283	2,497			
Previous YTD	134	295	521	736	952	1,177	1,342	1,500	1,681	1,835	1,988	2,187			
% Change YTD	0.00%	1.36%	6.91%	7.61%	7.98%	5.44%	9.24%	11.13%	12.08%	14.22%	14.84%	14.17%			



West Pasco Board of Realtors® Monthly Sales Trend Indicator 2011

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

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	17	15	24	21	24	20	17	20	15	22	24	18	237	56.25%	54.61%
\$50,000 - 59,999	3	5	7	2	5	3	6	2	4	2	3	3	45	9.38%	10.37%
\$60,000 - 69,999	3	3	5	3	1	4	3	2	0	2	2	4	32	12.50%	7.37%
\$70,000 - 79,999	2	2	2	4	2	1	0	6	3	0	3	2	27	6.25%	6.22%
\$80,000 - 89,999	2	1	1	2	0	0	0	2	0	2	2	1	13	3.13%	3.00%
\$90,000 - 99,999	2	0	2	1	1	1	1	1	3	0	1	2	15	6.25%	3.46%
\$100,000 - 119,999	0	2	1	0	1	1	1	0	1	1	1	1	10	3.13%	2.30%
\$120,000 - 139,999	3	1	5	3	3	1	4	1	1	1	2	0	25	0.00%	5.76%
\$140,000 - 159,999	1	2	0	1	0	0	0	0	1	1	1	0	7	0.00%	1.61%
\$160,000 - 179,999	0	0	0	0	1	2	0	1	0	0	4	0	8	0.00%	1.84%
\$180,000 - 199,999	0	1	0	0	1	0	1	1	1	1	1	0	7	0.00%	1.61%
\$200,000 - 249,999	0	1	0	1	0	2	0	0	1	0	0	1	6	3.13%	1.38%
\$250,000 - 299,999	2	0	0	0	0	0	0	0	0	0	0	0	2	0.00%	0.46%
\$300,000 - 349,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$350,000 - 399,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$400,000 - 499,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$500,000 - 599,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$600,000 - 699,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
Current Year	35	33	47	38	39	35	33	36	30	32	44	32	434		
Previous Year	14	24	33	49	26	43	24	20	20	22	16	29	320		
Change from last month		-5.71%	42.42%	-19.15%	2.63%	-10.26%	-5.71%	9.09%	-16.67%	6.67%	37.50%	-27.27%			
Change from last year	150.00%	37.50%	42.42%	-22.45%	50.00%	-18.60%	37.50%	80.00%	50.00%	45.45%	175.00%	10.34%			
Current YTD	35	68	115	153	192	227	260	296	326	358	402	434			
Previous YTD	14	38	71	120	146	189	213	233	253	275	291	320			
% Change YTD	150.00%	78.95%	61.97%	27.50%	31.51%	20.11%	22.07%	27.04%	28.85%	30.18%	38.14%	35.63%			



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Price Range - Overall

Price Range	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
\$1 - 49,999	67	78	115	110	112	100	88	73	93	112	93	92	1,133	33.70%	35.69%
\$50,000 - 59,999	17	20	33	32	28	21	31	27	26	18	24	25	302	9.16%	9.51%
\$60,000 - 69,999	17	26	23	24	26	30	21	27	16	17	16	23	266	8.42%	8.38%
\$70,000 - 79,999	11	17	16	20	18	16	23	21	22	16	19	16	215	5.86%	6.77%
\$80,000 - 89,999	13	11	15	11	11	8	12	16	16	16	11	11	151	4.03%	4.76%
\$90,000 - 99,999	6	4	16	10	14	10	14	10	11	10	12	16	133	5.86%	4.19%
\$100,000 - 119,999	13	14	19	19	17	15	22	16	14	21	12	22	204	8.06%	6.43%
\$120,000 - 139,999	12	15	28	23	23	18	25	16	24	15	14	19	232	6.96%	7.31%
\$140,000 - 159,999	7	12	18	18	18	11	18	12	9	13	11	12	159	4.40%	5.01%
\$160,000 - 179,999	2	5	14	10	12	11	9	10	9	11	15	13	121	4.76%	3.81%
\$180,000 - 199,999	3	4	4	2	4	2	3	7	6	4	5	8	52	2.93%	1.64%
\$200,000 - 249,999	4	9	11	11	7	14	9	7	10	9	4	7	102	2.56%	3.21%
\$250,000 - 299,999	4	2	5	7	1	6	4	3	2	3	6	4	47	1.47%	1.48%
\$300,000 - 349,999	2	0	2	0	2	3	1	1	4	0	1	1	17	0.37%	0.54%
\$350,000 - 399,999	2	1	0	0	0	1	0	3	1	1	0	3	12	1.10%	0.38%
\$400,000 - 499,999	1	1	2	1	1	2	2	2	1	0	2	0	15	0.00%	0.47%
\$500,000 - 599,999	0	0	1	1	1	0	1	0	1	2	0	0	7	0.00%	0.22%
\$600,000 - 699,999	0	0	1	0	0	2	1	0	0	0	0	1	5	0.37%	0.16%
\$700,000 - 799,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$800,000 - 899,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
\$900,000 - 999,999	0	0	0	0	0	0	0	1	0	0	0	0	1	0.00%	0.03%
\$1,000,000 - and over	0	0	0	0	0	0	0	0	1	0	0	0	1	0.00%	0.03%
Current Year	181	219	323	299	295	270	284	252	266	268	245	273	3,175		
Previous Year	161	204	275	290	251	281	197	192	214	186	186	245	2,682		
Change from last month		20.99%	47.49%	-7.43%	-1.34%	-8.47%	5.19%	-11.27%	5.56%	0.75%	-8.58%	11.43%			
Change from last year		7.35%	17.45%	3.10%	17.53%	-3.91%	44.16%	31.25%	24.30%	44.09%	31.72%	11.43%			
Current YTD	181	400	723	1,022	1,317	1,587	1,871	2,123	2,389	2,657	2,902	3,175			
Previous YTD	161	365	640	930	1,181	1,462	1,659	1,851	2,065	2,251	2,437	2,682			
% Change YTD	12.42%	9.59%	12.97%	9.89%	11.52%	8.55%	12.78%	14.69%	15.69%	18.04%	19.08%	18.38%			



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Bedroom Count

Bedrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%	0.00%
1	5	6	5	9	4	7	9	5	3	8	4	6	71	2.20%	2.24%
2	95	130	157	149	150	126	121	109	101	115	127	139	1,519	50.92%	47.84%
3	59	68	126	105	107	104	112	103	130	112	83	90	1,199	32.97%	37.76%
4	17	13	29	31	32	26	37	28	30	27	26	31	327	11.36%	10.30%
5	4	1	3	5	2	7	4	6	2	6	5	7	52	2.56%	1.64%
6+	1	1	3	0	0	0	1	1	0	0	0	0	7	0.00%	0.22%
Total	181	219	323	299	295	270	284	252	266	268	245	273	3,175	100.00%	100.00%

Sales by Bathroom Count

Bathrooms	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
1	36	44	54	52	63	53	40	38	51	64	37	33	565	12.09%	17.80%
2	133	161	249	228	213	187	227	187	195	185	186	217	2,368	79.49%	74.58%
3	12	14	18	19	16	28	13	25	18	17	22	20	222	7.33%	6.99%
4	0	0	0	0	3	2	3	2	2	1	0	3	16	1.10%	0.50%
5	0	0	1	0	0	0	1	0	0	1	0	0	3	0.00%	0.09%
6+	0	0	1	0	0	0	0	0	0	0	0	0	1	0.00%	0.03%
Total	181	219	323	299	295	270	284	252	266	268	245	273	3,175	100.00%	100.00%



West Pasco Board of Realtors®
Monthly Sales Trend Indicator
2011
Sales by Housing Style

Style	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	YTD Total	Curr Month	YTD
Single Family Home	124	156	242	212	221	200	208	190	205	204	172	195	2,329	71.43%	73.35%
Condominium	31	28	38	33	36	26	27	28	23	26	33	28	357	10.26%	11.24%
Manufactured/Mobile H	12	21	18	26	20	22	26	15	19	24	14	27	244	9.89%	7.69%
Villa	10	9	16	23	15	13	17	11	12	8	15	19	168	6.96%	5.29%
Townhouse	4	5	9	5	3	9	6	8	7	6	11	4	77	1.47%	2.43%
Total	181	219	323	299	295	270	284	252	266	268	245	273	3,175	100.00%	100.00%



West Pasco Board of Realtors®

Multiple Listing One Month Sales and Inventory Report - December 1 to December 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	92	33.70%	37,495	33,137	88.00%	105	471	5.1
\$50,000 - 59,999	25	9.16%	58,592	54,900	94.00%	76	218	8.7
\$60,000 - 69,999	23	8.42%	70,415	63,274	90.00%	159	163	7.1
\$70,000 - 79,999	16	5.86%	80,406	73,094	91.00%	125	132	8.3
\$80,000 - 89,999	11	4.03%	88,864	83,509	94.00%	161	119	10.8
\$90,000 - 99,999	16	5.86%	99,916	95,694	96.00%	111	109	6.8
\$100,000 - 119,999	22	8.06%	118,605	111,005	94.00%	86	155	7.1
\$120,000 - 139,999	19	6.96%	135,159	127,974	95.00%	94	187	9.8
\$140,000 - 159,999	12	4.40%	153,746	147,175	96.00%	74	109	9.1
\$160,000 - 179,999	13	4.76%	176,015	169,938	97.00%	84	107	8.2
\$180,000 - 199,999	8	2.93%	197,575	189,775	96.00%	67	64	8.0
\$200,000 - 249,999	7	2.56%	231,294	224,179	97.00%	46	94	13.4
\$250,000 - 299,999	4	1.47%	273,175	264,675	97.00%	14	83	20.8
\$300,000 - 349,999	1	0.37%	336,000	320,000	95.00%	81	33	33.0
\$350,000 - 399,999	3	1.10%	391,400	370,333	95.00%	37	32	10.7
\$400,000 - 499,999	0	0.00%	0	0	0.00%		29	
\$500,000 - 599,999	0	0.00%	0	0	0.00%		13	
\$600,000 - 699,999	1	0.37%	635,000	602,500	95.00%	10	8	8.0
\$700,000 - 799,999	0	0.00%	0	0	0.00%		8	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		8	
\$900,000 - 999,999	0	0.00%	0	0	0.00%		2	
\$1,000,000 - and over	0	0.00%	0	0	0.00%		10	
Totals	273	100.00%	95,768	89,832	94.00%	101	2,154	7.9

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 My Florida Regional MLS and does not include all sales in The Reported areas.

Neither The Association/Board nor The MFRMLS is in any way responsible for its accuracy.



West Pasco Board of Realtors®

Multiple Listing YTD Sales and Inventory Report - January 1 to December 31, 2011

Price Range	Sold Units	Market Share	Average List	Average Sale	% List to Sell	Avg DOM	Inventory on Market	Months Supply
			Price	Price				
\$1 - 49,999	1,133	35.69%	38,570	33,605	87.00%	93	471	5.0
\$50,000 - 59,999	302	9.51%	60,289	54,162	90.00%	109	218	8.7
\$60,000 - 69,999	266	8.38%	70,689	64,347	91.00%	125	163	7.4
\$70,000 - 79,999	215	6.77%	80,063	74,286	93.00%	100	132	7.4
\$80,000 - 89,999	151	4.76%	90,668	84,303	93.00%	102	119	9.5
\$90,000 - 99,999	133	4.19%	102,861	95,201	93.00%	109	109	9.8
\$100,000 - 119,999	204	6.43%	118,046	110,076	93.00%	107	155	9.1
\$120,000 - 139,999	232	7.31%	136,042	128,882	95.00%	105	187	9.7
\$140,000 - 159,999	159	5.01%	158,356	149,118	94.00%	106	109	8.2
\$160,000 - 179,999	121	3.81%	178,616	168,205	94.00%	100	107	10.6
\$180,000 - 199,999	52	1.64%	197,613	188,794	96.00%	97	64	14.8
\$200,000 - 249,999	102	3.21%	238,557	221,105	93.00%	108	94	11.1
\$250,000 - 299,999	47	1.48%	291,813	270,798	93.00%	119	83	21.2
\$300,000 - 349,999	17	0.54%	332,185	313,393	94.00%	139	33	23.3
\$350,000 - 399,999	12	0.38%	398,733	365,417	92.00%	84	32	32.0
\$400,000 - 499,999	15	0.47%	495,775	438,722	88.00%	74	29	23.2
\$500,000 - 599,999	7	0.22%	584,154	548,011	94.00%	73	13	22.3
\$600,000 - 699,999	5	0.16%	689,780	638,500	93.00%	170	8	19.2
\$700,000 - 799,999	0	0.00%	0	0	0.00%		8	
\$800,000 - 899,999	0	0.00%	0	0	0.00%		8	
\$900,000 - 999,999	1	0.03%	969,000	930,000	96.00%	301	2	24.0
\$1,000,000 - and over	1	0.03%	1,345,000	1,175,000	87.00%	61	10	120.0
Totals	3,175	100.00%	95,677	88,143	92.00%	103	2,154	8.1

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 My Florida Regional MLS and does not include all sales in The Reported areas.

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West Pasco Board of Realtors®
Four Year Sales and Inventory History 2007 - 2011
 Compiled from Monthly Sales and Inventory Reports

Month	Monthly Sales	Average List Price	Average Sale Price	% Diff Sell/List	Avg DOM	Current Inventory	Months Inventory
01-JAN-08	102	150,401	137,337	91%	121	4,999	49.0
01-FEB-08	144	159,604	147,376	92%	88	4,982	34.6
01-MAR-08	173	148,305	137,392	93%	95	4,936	28.5
01-APR-08	164	154,867	144,083	93%	90	4,919	30.0
01-MAY-08	196	154,911	143,009	92%	107	4,794	24.5
01-JUN-08	220	148,359	138,020	93%	103	4,773	21.7
01-JUL-08	201	161,833	150,547	93%	86	4,696	23.4
01-AUG-08	179	142,970	131,977	92%	73	4,662	26.0
01-SEP-08	180	153,773	142,732	93%	89	4,632	25.7
01-OCT-08	193	139,438	130,158	93%	96	4,530	23.5
01-NOV-08	146	132,168	120,959	92%	92	4,404	30.2
01-DEC-08	166	138,978	125,907	91%	91	4,219	25.4
01-JAN-09	155	128,214	116,702	91%	92	4,019	25.9
01-FEB-09	161	117,610	107,018	91%	104	3,993	24.8
01-MAR-09	185	159,774	144,707	91%	107	3,909	21.1
01-APR-09	189	133,511	122,169	92%	113	3,841	20.3
01-MAY-09	227	121,611	112,752	93%	91	3,679	16.2
01-JUN-09	230	124,289	116,348	94%	112	3,685	16.0
01-JUL-09	219	128,200	117,203	91%	96	3,621	16.5
01-AUG-09	210	118,825	110,275	93%	93	3,543	16.9
01-SEP-09	211	126,145	118,845	94%	92	3,514	16.7
01-OCT-09	242	122,152	113,710	93%	110	3,453	14.3
01-NOV-09	224	122,424	114,807	94%	94	3,503	15.6
01-DEC-09	223	117,934	110,915	94%	87	3,406	15.3
01-JAN-10	161	125,622	115,754	92%	102	3,349	20.8
01-FEB-10	204	116,117	108,296	93%	98	3,427	16.8
01-MAR-10	275	116,971	109,283	93%	86	3,448	12.5
01-APR-10	290	119,266	110,619	93%	96	3,443	11.9
01-MAY-10	251	129,517	121,229	94%	92	3,409	13.6
01-JUN-10	281	116,522	108,650	93%	94	3,488	12.4
01-JUL-10	197	120,914	112,604	93%	72	3,498	17.8
01-AUG-10	192	125,218	116,811	93%	109	3,535	18.4
01-SEP-10	214	115,208	106,558	92%	73	3,522	16.5
01-OCT-10	186	114,020	105,154	92%	89	3,440	18.5
01-NOV-10	186	110,708	101,703	92%	94	3,488	18.8
01-DEC-10	245	105,906	98,025	93%	94	3,380	13.8
01-JAN-11	181	95,394	85,141	89%	80	3,298	18.2
01-FEB-11	219	90,891	82,844	91%	87	3,257	14.9
01-MAR-11	323	96,961	89,884	93%	93	3,183	9.9
01-APR-11	299	91,804	85,178	93%	94	3,073	10.3
01-MAY-11	295	88,457	82,062	93%	98	2,882	9.8
01-JUN-11	270	103,803	94,160	91%	95	2,659	9.8
01-JUL-11	284	99,365	91,157	92%	119	2,532	8.9
01-AUG-11	252	100,723	94,022	93%	112	2,482	9.8
01-SEP-11	266	101,740	93,210	92%	108	2,428	9.1
01-OCT-11	268	90,891	83,558	92%	123	2,407	9.0
01-NOV-11	245	92,024	85,199	93%	116	2,356	9.6
01-DEC-11	273	95,768	89,832	94%	101	2,154	7.9